

C.7

MEMO TO: City Council

FROM: Rosemarie Ives, Mayor

DATE: September 4, 2007

SUBJECT: **ORDINANCE: CONTENT OF 2007-08 ANNUAL UPDATE TO THE COMPREHENSIVE PLAN**

I. RECOMMENDED ACTION

Adopt the ordinance in Attachment A, setting the framework and conducting concurrent review of the cumulative effects of all proposed and requested amendments for the 2007-08 Annual Update to the Comprehensive Plan, thus allowing individual review and action on each amendment.

II. DEPARTMENT CONTACT PERSONS

Rob Odle, Director, Planning and Community Development, 425-556-2417
Lori Peckol, Policy Planning Manager, 425-556-2411
Jeff Churchill, Associate Planner, 425-556-2492

III. DESCRIPTION/BACKGROUND

State law allows one Comprehensive Plan update per year (every 365 days). The City of Redmond's procedure for reviewing and adopting annual updates to the Comprehensive Plan is to adopt a blanket ordinance that establishes the content and framework of the annual amendment package (see RCDG 20F.40.50).

This procedure accomplishes two principal objectives. First, it enables the City to comply with state requirements for concurrent review of the cumulative effects of all proposed and requested amendments. Second, detailed review of each amendment can occur as each is brought forward separately to the Technical Committee, Planning Commission and City Council. Separate public hearings for the various proposals will be held, allowing individual proposals to be considered and acted upon individually, and enabling citizens to focus their review and comment on areas of specific interest, but within the context of the cumulative effects analysis.

Notice of Application Deadline

On May 3, 2007 year the City announced the June 4 application deadline for citizen-requested amendments to the Comprehensive Plan for consideration as part of the 2007-08 Plan Amendment Package. Staff sent a letter that described the process and timeline for citizens to request an amendment to about 400 people interested in planning

issues. In addition, notice was provided on the City's web site, on RCTV, and to individuals who have expressed interest in potentially requesting amendments.

Overview of Amendments Proposed for Consideration and Review of Relationships

There are twenty amendments proposed for consideration during the upcoming year: thirteen initiated by the City and seven privately requested, as described in Attachment A. Of the twelve amendments new to the docket, two are neighborhood or subarea plan updates, three are related to infrastructure planning, three are related to allowed uses and site requirements for specific zones, one is an evaluation of regulations pertaining to Manufacturing Park and Business Park zones and their uses, and three are site-specific land-use and zoning change requests. The Planning Commission held two study sessions on the proposed content of the 2007-08 Package, recommending in particular that the City reevaluate policies and regulations related to manufacturing uses, since the Commission has noted that several amendments of late have proposed changes in the MP zoning district. That amendment is included in this year's update package. At the August 21 Council meeting, Councilmembers raised two issues: updates to exterior lighting standards and updates to policies and regulations regarding temporary encampments. The latter has been added as a potential Plan amendment; the former could be pursued as a text amendment to the Development Guide outside of the docketing process.

With the exception of the proposal to revise limitations on restaurants in the MP zone, the list includes only changes that require Comprehensive Plan amendments, and does not include regulatory updates that are consistent with Redmond's Comprehensive Plan. The exception stems from the applicant's preference to have the amendment on the annual docket rather than to have it considered on an independent timeframe.

The Planning Commission wishes to highlight two non-docketed amendments for consideration over the next year: updates to the City's impact fee system and updates to public notification policies and procedures. The Commission considers these updates to be of high importance and looks forward to working on those issues.

As in past years, staff has prepared matrices which identify potential relationships among the proposed Plan amendments and address the requirement for cumulative review of all proposed amendments (see Attachment B). As the summary table in Attachment C suggests, in many cases no relationship exists between the amendments, but in some cases relationships exist based on proximity or similarity of issues. For those amendments that may be related, work will be coordinated among staff members to address any effects one amendment may have on another. In addition, staff reports on the amendments will identify any potentially significant relationships with pending applications.

Quasi-Judicial Review

A Comprehensive Plan amendment request is subject to quasi-judicial review by the City when it concerns an individual property, and the review occurs outside of the context of a neighborhood or sub-area plan update. Plan amendment requests for the following properties will likely involve quasi-judicial review.

- a. Chee property (Southeast Redmond, Manufacturing Park (MP) → Business Park (BP))
- b. Kent property (Southeast Redmond, MP → BP)
- c. Richardson property (Grass Lawn, R-12 → General Commercial)
- d. Keller property (Bear Creek, RA-5 → Bear Creek Design District)

Effect of Council Adoption of Blanket Ordinance

City Council adoption of the blanket ordinance establishes only that items that will be considered by the Planning Commission and City Council as part of the annual amendment to the Comprehensive Plan; it does not imply in any way that an amendment will be approved. Detailed review of each amendment will occur over the next year as each is brought forward separately to the Technical Committee, Planning Commission, and City Council.

IV. IMPACT

- A. **Service Delivery:** The attached ordinance defines the framework and content of the 2007-08 Annual Update to the Comprehensive Plan, thus enabling separate review of each of the individual amendments. This process enhances the City's ability to consider each amendment individually, as well as cumulatively. It does not automatically adopt any of the amendments, as each will be subject to separate review and action.
- B. **Fiscal:** The City incurs slightly higher costs for advertising separate public hearings for the proposed amendments. However, the review of some of the amendments will be bundled to reduce mailing and advertising expenses.

V. ALTERNATIVES

- A. **Adopt the ordinance, thus setting the framework and content for the 2007-08 annual update to the Comprehensive Plan.** Staff recommends this alternative, since it will facilitate thorough and considerate review of each of the proposed amendments, without delaying the adoption of any of the proposals while review of the entire packet is conducted.

B. Reject staff recommendation and require the amendment package to be considered in its entirety before any of the amendments are adopted. Because of the complex nature of some of the proposals it is possible that the amendments will not get thorough consideration if they must all be considered at the same time.

C. Modify the ordinance by adding or removing items proposed for consideration. The City Council could modify the proposed package by adding or removing potential Comprehensive Plan amendments to/from the docket. Neither the Planning Commission nor staff recommends removing any items from the docket.

VI. TIME CONSTRAINTS

Delay in City Council action on the blanket ordinance would delay action on the individual proposals.

VII. LIST OF ATTACHMENTS

Attachment A: Ordinance

Attachment B: Review Matrices – Relationships among Proposed 2007-08 Comprehensive Plan Amendments

Attachment C: Summary of Relationships among Proposed 2007-08 Comprehensive Plan Amendments

<u>/s/</u> _____	<u>8/22/07</u> _____
Robert G. Odle, Planning Director	Date

Approved for Council Agenda: <u>/s/</u> _____	<u>8/24/07</u> _____
Rosemarie Ives, Mayor	Date

ATTACHMENT A

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, SETTING THE FRAMEWORK AND CONDUCTING CONCURRENT REVIEW OF THE CUMULATIVE EFFECT OF ALL PROPOSED ANNUAL AMENDMENTS TO TITLE 20B, COMPREHENSIVE PLAN, AND TITLES 20C AND 20D OF THE REDMOND MUNICIPAL CODE AND REDMOND COMMUNITY DEVELOPMENT GUIDE FOR THE 2007-08 ANNUAL UPDATE TO THE COMPREHENSIVE PLAN INCLUDING NEW AND AMENDED NARRATIVE, POLICIES, TABLES AND MAPS, AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the Growth Management Act requires that comprehensive plans and development regulations shall be subject to continuing evaluation and review; and

WHEREAS, the Growth Management Act provides that comprehensive plan amendments shall be considered as a comprehensive whole and shall not be amended more than once a year, with certain exceptions; and

WHEREAS, it has been at least one year since the City initiated an annual amendment to its Comprehensive Plan; and

WHEREAS, the City of Redmond has established a procedure for administratively setting the framework and content of its annual Comprehensive Plan amendment by adopting an ordinance that establishes the content of the annual amendment package and by conducting an evaluation of the cumulative effects of proposed amendments and the general consistency of each amendment with the Comprehensive Plan and the Community Development Guide, while also allowing for separate review and adoption of each individual proposal; and

WHEREAS, on May 3, 2007, the City announced the June 4, 2007 application deadline for citizen-requested amendments to the Comprehensive Plan for consideration as part of the 2007-08 Annual Update by sending a letter to approximately 400 people interested in planning issues, and by providing notice on the City's web site, on RCTV, and to individuals who have expressed interest in potentially requesting amendments; and

WHEREAS, the Planning Commission will hold separate public hearings on each of the proposed amendments, and after considering the information contained in the Technical Committee reports and testimony and written comments received during the public hearings, the Planning Commission will forward separate recommendations on the proposed amendments to the City Council; and

WHEREAS, after considering the testimony and other evidence, the City Council will take separate action on each of the amendments set forth by this Ordinance as to whether each should be adopted and whether they are consistent with the Washington State Growth Management Act, the Countywide Planning Policies, and the City's criteria for amending the comprehensive plan and development regulations, NOW, THEREFORE,

THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON, DOES
ORDAIN AS FOLLOWS:

Section 1. Setting the Administrative Format and Content of the 2007-08 Annual Comprehensive Plan Amendment Package. The following proposed and requested amendments shall establish the entire framework for the 2007-08 Annual Comprehensive Plan Amendment Package, including related amendments to the City of Redmond Community Development Guide and Municipal Code:

City-Initiated Amendments:

- 1. Overlake Neighborhood Plan refinement and implementation.** An amendment proposing Community Development Guide, functional plan and Comprehensive Plan updates specific to portions of the Overlake Neighborhood and related to, but not limited to, updates needed to promote the achievement of the adopted vision for the Shopping and Mixed Use Area, identification of preferred high capacity transit alignments and station areas, and extension of the land use and transportation planning horizon to 2030.
- 2. Viewpoint Neighborhood Plan update.** An amendment proposing Comprehensive Plan and Community Development Guide updates specific to the Viewpoint neighborhood and related to, but not limited to, land use, housing, natural features, neighborhood character and design, transportation, and parks and open space.
- 3. Shoreline Master Program amendment.** An amendment proposing to incorporate the Critical Areas Ordinance into the Shoreline Master Program, incorporate modifications to the program requested by the state, update regulations related to high capacity transit corridors, and update regulations related to visual access to shorelines.
- 4. Updates to land use and transportation policies and regulations related to high capacity transit (HCT) planning.** An amendment proposing updates to Comprehensive Plan policies and maps to reflect the results of a study of preferred HCT alignment and station locations for the Downtown, Southeast Redmond and Overlake, and also proposing new sections of the Redmond

Community Development Guide for the purpose of facilitating the extension of HCT to Downtown, Southeast Redmond, and Overlake.

- 5. Adoption of Financial Functional Plan and other Functional Plan Updates.** An amendment proposing establishment of a Financial Functional Plan and updates to other functional plans to reflect the updated Comprehensive Plan.
- 6. Updates to the Transportation Master Plan (TMP) and Comprehensive Plan Transportation Element.** An amendment proposing updates to sidewalk standards contained in the TMP and Redmond Community Development Guide; project costs and lists in the TMP; adding inventory and level-of-service information for state highways in Redmond; and updating policies in the Transportation Element of the Comprehensive Plan related to concurrency.
- 7. Parking-related Policy and Regulatory Updates.** An amendment proposing changes related to parking in the Comprehensive Plan and Community Development Guide resulting from the work of the Downtown Redmond Parking Stakeholders Advisory Committee, the charge of which is to recommend strategies for parking management in Downtown Redmond.
- 8. General Sewer Plan Update.** An amendment updating the City of Redmond's General Sewer Plan to extend its horizon to 2013. The plan will identify short- and long-term improvements needed to meet projected growth, and contain cost estimates that the City can use in preparing its capital investment funding programs.

9. Manufacturing-related Policy and Regulatory Updates. Recognizing that interested parties have submitted several applications relating to uses and site requirements in Manufacturing Park (MP) zones, and recognizing that it would be desirable to undertake revisions related to manufacturing uses and related uses in both MP and BP zones comprehensively rather than piecemeal, the City proposes to undertake a thorough review of its policies and regulations related to such zones and uses. This could potentially result in a variety of recommended changes related to such uses and zones consistent with Redmond's long-term goals.

10. North Redmond "Wedge" Subarea Plan. An amendment to the Comprehensive Plan and Community Development Guide to address issues including but not limited to single-family residential development, vehicular access, neighborhood character, and redevelopment in a subarea of the North Redmond Neighborhood prior to a pending increase in the allowed development intensity scheduled to take effect in September 2008.

11. Neighborhood Commercial Policy and Regulatory Updates. An amendment to the Comprehensive Plan and Community Development Guide to update policies related to Neighborhood Commercial development based on the needs and interests of the community, and instituting Neighborhood Commercial zone regulations consistent with proposed policies.

12. Overlake Single-Family Residential Policy and Regulatory Updates. An amendment to the Comprehensive Plan and Community Development Guide policies and regulations related to single-family development in the Overlake

neighborhood. The amendment will consider issues including but not limited to residential design standards, housing types, neighborhood character, transportation, open space, natural features, and parks and open space.

- 13. Temporary Encampments Policy and Regulatory Updates.** An amendment to the Comprehensive Plan and Community Development Guide policies and regulations related to the allowance and location of temporary encampments. The amendment will consider issues including but not limited to when, where, how, and for how long such uses should be permitted, and the appropriate underlying policy framework.

Private Sector Requests

- 14. Keller Property Amendment.** An amendment requesting Comprehensive Plan and Development Guide changes for the purposes of rezoning a property in the Bear Creek neighborhood, located between NE Union Hill Road and Avondale Road NE, from Semi-Rural (RA-5) and Single-Family Urban (R-6) to Bear Creek Design District. This would also involve development of a conceptual site plan for the property.

- 15. Nintendo Amendment.** A requested amendment to Comprehensive Plan Map N-OV-3 to remove the Green Street designation from the north side of NE 51st Street (between SR 520 and 148th Avenue NE) in the Overlake neighborhood.

- 16. Group Health Amendment.** A requested amendment to the Comprehensive Plan and Development Guide for a property in Overlake, located on the east

side of 152nd Avenue NE and north of NE 24th Street, for the purpose of updating the Design District policies and establishing regulations.

17. Pomegranate Amendment. A requested amendment to the Community Development Guide concerning limitations on restaurants in the Manufacturing Park zone. Note: this is not an amendment to the Comprehensive Plan but is included here because the applicant wished to have the amendment be part of the 2007-08 docket.

18. Chee Amendment. A requested amendment to the Comprehensive Plan and Development Guide for the purpose of rezoning property in SE Redmond, located on the west side of East Lake Sammamish Place SE, south of NE 65th Street, from a Manufacturing Park (MP) designation to Business Park (BP).

19. Kent Amendment. A requested amendment to the Comprehensive Plan and Development Guide for the purpose of rezoning a property in SE Redmond, located on the west side of East Lake Sammamish Place SE, south of NE 65th Street, from a Manufacturing Park (MP) designation to Business Park (BP).

20. Richardson Amendment. A requested amendment to the Comprehensive Plan and Development Guide for the purpose of rezoning a property in the Grass Lawn neighborhood, located between Old Redmond Road and West Lake Sammamish Parkway, from a Multi-Family Urban (R-12) designation to General Commercial (GC).

Section 2. Concurrent Review of the Cumulative Impacts of Each of the Proposed Amendments. On June 27, 2007 and August 15, 2007, the Planning Commission

reviewed the proposed content of the 2007-08 Annual Update and the cumulative effects of the proposed amendments. The Planning Commission then recommended the proposed content of the 2007-08 Annual Update to the City Council, and on August 21, 2007 and September 4, 2007, the City Council conducted a similar review for consistency and cumulative impacts among the proposed amendments, the Comprehensive Plan and the Community Development Guide and found the proposed amendments potentially compliant with one another and with the Growth Management Act.

Section 3. Public Participation. The process for review of the annual Comprehensive Plan was established by the City of Redmond in order to allow thorough and considerate review by the public of each of the separate proposed amendments. Consistent with the requirements of RCW 36.70A.140, the City of Redmond shall ensure public participation in the amendment process by holding public hearings for each of the proposed amendments, and notice of the hearings for each of the amendments shall be broadly disseminated to the public and shall be published in the newspaper of record, advertised by the City's public television programming and website, and where applicable, mailed to property owners within an affected area. The Planning Commission shall consider the testimony and written comments received during the public hearing before making its recommendation to the City Council for action on each of the proposed amendments.

Section 4. Severability. If any section, sentence, clause, or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity of any other section, sentence, clause, or phrase of this ordinance.

Section 5. Effective Date. This ordinance, being an exercise of a power specifically delegated to the city legislative body, is not subject to referendum, and shall take effect five days after passage and publication of an approved summary thereof consisting of the title.

CITY OF REDMOND

MAYOR ROSEMARIE IVES

ATTEST/AUTHENTICATED:

CITY CLERK, MALISA FILES

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY

By:_____

FILED WITH THE CITY CLERK:
PASSED BY THE CITY COUNCIL:
SIGNED BY THE MAYOR:
PUBLISHED:
EFFECTIVE DATE:
ORDINANCE NO. _____

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ATTACHMENT B

Relationships among Proposed 2007-08 Comprehensive Plan Amendments

Proposed Amendments	Page
A. City-Initiated (Remaining from 2006-07)	
1. <u>Overlake Neighborhood Plan Implementation & Refinement</u>	2
2. <u>Viewpoint Neighborhood Plan Update and Overlake Neighborhood Residential Subarea Up- date</u>	7
3. <u>Shoreline Master Program Update</u>	11
4. <u>Policy, Regulatory, & Map Updates Related to HCT Planning</u>	15
5. <u>Adoption of Financial Functional Plan and Other Functional Plan Updates</u>	19
B. City-Initiated (New for 2007-08)	
1. <u>Transportation Master Plan and Transportation Element Updates</u>	23
2. <u>Parking-related Policies & Regulations Update</u>	27
3. <u>General Sewer Plan Update</u>	31
4. <u>Manufacturing and Business Park-related Policies & Regulations Update</u>	35
5. <u>North Redmond “Wedge” Subarea Plan</u>	39
6. <u>Neighborhood Commercial Policy & Regulatory Update</u>	43
7. <u>Overlake Single-Family Residential Policy & Regulatory Update</u>	47
8. <u>Temporary Encampments Policy & Regulatory Update</u>	52
C. Privately-Initiated (Remaining from 2006-07)	
1. <u>Land Use & Zoning Change to Bear Creek Design District (Keller)</u>	51
2. <u>Remove Green Street Designation on Portion of NE 51st Street (Nintendo)</u>	61
3. <u>Policy & Regulatory Revisions in Overlake Design District (Group Health)</u>	65
D. Privately-Initiated (New for 2007-08)	
1. <u>Revise Limits on Restaurants in Manufacturing Park (Pomegranate)</u>	69
2. <u>Land Use & Zoning Change from Manufacturing Park to Business Park (Chee)</u>	73
3. <u>Land Use & Zoning Change from Manufacturing Park to Business Park (Kent)</u>	77
4. <u>Land Use & Zoning Change from Multi-Family Urban/R-12 to General Commercial (Richard- son)</u>	81

Review Matrix ([return to Table of Contents](#))
Proposed 2007-08 Comprehensive Plan Amendments

AMENDMENT A1 – UPDATE AND IMPLEMENT OVERLAKE NEIGHBORHOOD PLAN

Brief description of the proposed amendment

The City last updated the Overlake Neighborhood Plan in 1999, including updates to implementing provisions such as land use regulations and the Transportation Facility Plan. Several of the most significant issues addressed in the update concerned two portions of the neighborhood: the Shopping and Mixed Use Area, now referred to as the Overlake Village District (OV), and the Employment Area, now referred to as the Overlake Business and Advanced Technology District (OBAT).

Since the update of the neighborhood plan, development has proceeded consistent with the land use vision for OBAT. Progress on the vision for the Village has been slower. Construction of the Villages at Overlake Station in 2000 added 308 dwellings. While there has been some developer interest in additional residential or potentially mixed-use developments, the City has received only one formal application.

This amendment will involve updates related primarily to the OV and OBAT Districts. Major outcomes include: identification of preferred light rail system alignment and station location(s); a master plan for OV to guide infill development, transportation improvements, and other investments; and, updates to the Community Development Guide, Comprehensive Plan and Transportation Master Plan.

Specifically, updates to the OV District will focus on identifying barriers and opportunities to achieving the vision for the area; identification of how City planning, zoning and investments can attract the envisioned development; and, a timeline of the appropriate phasing for City actions.

In the study area as a whole, updates will focus on identifying the City's preferences regarding land use and transportation through 2030; whether the commercial development cap should be increased, under what conditions, and to what level; identification of transportation, public facilities and services project and program improvements that may be needed to support additional development; identification of opportunities to improve connections between the various districts of the Overlake Neighborhood and the connections between this neighborhood and those adjacent neighborhoods; and other updates as needed, such as land use designation and zoning for proposed change of the Redmond-Bellevue boundary along NE 28th Street.

Relationship to other proposed 2007-08 amendments

	<i>Proposed Amendment</i>	<i>Impact on Subject Amendment</i>
A1	Update and Implement the Overlake Neighborhood Plan	N/A

	<i>Proposed Amendment</i>	<i>Impact on Subject Amendment</i>
A2	Update Viewpoint Neighborhood Plan	Updates to the Overlake Neighborhood Plan and the Viewpoint Neighborhood Plan are occurring in coordination with one another, which will facilitate the separation of the two neighborhoods, as Viewpoint is currently included as a sub-area of Overlake.
A3	Shoreline Master Program Update	The Overlake neighborhood does not contain any shorelines of the state, and so it is unlikely that the SMP update will impact the Overlake Neighborhood Plan update.
A4	Updates to land use and transportation policies and regulations related to high capacity transit planning	Updates to land use and transportation policies and regulations related to high capacity transit planning are related to the implementation and refinement of the Overlake Neighborhood Plan. Work on the Overlake Neighborhood Plan update will include consideration of preferences related to light rail corridor alignment and stations.
A5	Adoption of Financial Functional Plan and Other Functional Plan Updates	It is unlikely that the adoption of the Financial Functional Plan will affect the implementation and refinement of the Overlake Neighborhood Plan.
B1	Transportation Master Plan and Transportation Element Updates	Updates to the TMP or Transportation Element could impact the Overlake Neighborhood Plan since the plan update will include discussion of transportation alternatives.
B2	Parking-related Policies & Regulations update to implement recommendations of Downtown parking management study group	Updates to parking policies and regulations in the Downtown area are unlikely to affect this update to the Overlake Neighborhood Plan, but may inform future updates to neighborhood-specific or citywide parking regulations.
B3	General Sewer Plan Update	The General Sewer Plan Update will take into account potential development capacity changes resulting from the Overlake Plan update.
B4	Manufacturing and Business Park-related policies & regulations update	It is unlikely that changes to Manufacturing and Business Park-related policies and regulations will impact the Overlake Neighborhood Plan update since none of Overlake is zoned MP or BP.
B5	North Redmond “Wedge” Subarea Plan	It is unlikely that the “Wedge” Subarea Plan would impact the Overlake Neighborhood Plan update.
B6	Neighborhood Commercial Policy & Regulatory Update	It is unlikely that Neighborhood Commercial policy and regulatory updates would impact the Overlake Neighborhood Plan update since Overlake does not have any land zoned NC and is unlikely to gain such a zone through the Plan update process.
B7	Overlake Single-Family Residential Policy & Regulatory Update	Updates to the policies and regulations relating to the single-family residential portions of Overlake will be coordinated with the Overlake Neighborhood Plan update since the areas are close in proximity.

	<i>Proposed Amendment</i>	<i>Impact on Subject Amendment</i>
B8	Temporary Encampments Policy & Regulatory Update	It is unlikely that updates to policies and regulations related to temporary encampments will impact the Overlake Neighborhood Plan update.
C1	Land use and zoning change for the 127-acre Keller property	It is unlikely that the amendment related to the 127-acre Keller property will affect the implementation and refinement of the Overlake Neighborhood Plan.
C2	Remove Green Street designation on portion of NE 51st Street	As this property falls within the Overlake Neighborhood, any change or revision to the Green Street designation on the north side of 51 st Street between SR 520 and 148 th Avenue NE would involve a revision to the Overlake Neighborhood Plan.
C3	Policy & regulatory revisions in the Overlake Design District (Group Health)	Changes to the Overlake Design District policies and regulations are being considered in coordination with the Overlake Neighborhood Plan update. The proposed amendment may impact the type and scope of other policy and regulatory amendments considered as part of the Overlake Neighborhood Plan update.
D1	Revise limits on restaurants in the Manufacturing Park zone (Pomegranate)	It is unlikely that changes in allowed restaurant seating in the Manufacturing Park zone will impact the Overlake Neighborhood Plan update since none of Overlake is zoned as a Manufacturing Park.
D2	Land use and zoning change from a Manufacturing Park (MP) designation to a Business Park (BP) designation for the Chee property.	The potential change from a Manufacturing Park to Business Park zone, with the intent of developing a residential/mixed-use building, is unlikely to affect the Overlake Neighborhood Plan update.
D3	Land use and zoning change from a Manufacturing Park (MP) designation to a Business Park (BP) designation for the Kent property.	The potential change from a Manufacturing Park to Business Park zone, with the intent of developing a residential/mixed-use building, is unlikely to affect the Overlake Neighborhood Plan update.
D4	Land use and zoning change from Multi-Family Urban/R-12 to General Commercial for the Richardson property	The potential change from a Multi-Family Urban designation to a General Commercial Designation is unlikely to affect the Overlake Neighborhood Plan update.

Consistency with the Community Development Guide
There will likely be a number of amendments required to either the text or maps of the Redmond Community Development Guide to help implement updates to the neighborhood plan. Overall consistency with the Community Development Guide is being evaluated as part of the Planning Commission's review of updates to the neighborhood plan.

Consistency with the Comprehensive Plan Amendment Criteria (Policy PI-16)	
Consistency with the Growth Management Act, the Procedural Criteria, VISION 2020 or its successor, and the Countywide Planning Policies	The Planning Commission is evaluating the consistency of the proposed Overlake Neighborhood Plan refinement and implementation with the Growth Management Act, the procedural criteria and the Countywide Planning Policies as part of the individual review of this amendment.
Consistency with the Comprehensive Plan, including the preferred land use pattern in the Land Use Element	The Planning Commission is evaluating the consistency of the amendment with the Comprehensive Plan policies and the preferred land use pattern in the Land Use Element as part of the individual review of the Overlake Neighborhood Plan implementation and refinement.
The capability of the land for development including the prevalence of sensitive areas	The Planning Commission is evaluating the capability of land for development, including the prevalence of sensitive areas as part of the individual review of the Overlake Neighborhood Plan implementation and refinement.
The capacity of public facilities and services, and whether public facilities and services can be provided cost-effectively at the proposed density/intensity	The capacity of public facilities and services and whether public facilities and services can be provided cost effectively at the intensity allowed will be considered as part of the individual review of the Overlake Neighborhood Plan implementation and refinement, as well as through any resulting site specific development proposals.
Whether the proposed land use designations or uses are compatible with nearby land use designations or uses	The neighborhood planning process includes discussion of nearby land use designations or uses and will be evaluated through the updates to the neighborhood plan.
If the amendment proposes a change in allowed uses in an area, the need for the land uses which would be allowed and whether the change would result in the loss of capacity to accommodate other needed uses, especially whether the proposed change complies with policy HO-16, the City's policy of no-net loss of housing capacity	Some of the actions taken to update and implement the Overlake Neighborhood Plan may include changes in allowed land use. However, these changes are not expected to result in a net loss of housing capacity and may actually increase this capacity.
Potential general impacts to the natural environment, such as impact to critical areas and other natural resources	Potential general impacts to the natural environment include those associated with more intensive and infill development.
Potential general economic impacts, such as impacts for business, residents, property owners, or City Government	The addition of housing capacity and mixed-use developments may have an effect on property values in the area which may in turn increase the tax base for the City.

<p>For issues that have been considered within the last four annual updates, whether there has been a change in circumstances that makes the proposed amendment appropriate or whether the amendment is needed to remedy a mistake</p>	<p>N/A</p>
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Review Matrix ([return to Table of Contents](#))
Proposed 2007-08 Comprehensive Plan Amendments
AMENDMENT A2 –VIEWPOINT NEIGHBORHOOD PLAN UPDATE

Brief description of the proposed amendment:

Currently, policies and regulations for the Viewpoint neighborhood are included with policies and regulations for Overlake in the Comprehensive Plan and Development Guide. While the Comprehensive Plan includes a long-range vision for Viewpoint, there is only one policy specific to this neighborhood. This amendment will propose changes to the Comprehensive Plan and Community Development Guide specific to the Viewpoint neighborhood. Focus groups and neighborhood open houses took place earlier in 2007. A Citizen Advisory Committee will begin work to develop the neighborhood plan and regulations in fall 2007.

Closely coordinated with this effort will be updates to single-family residential policies and regulations for single-family portions of the Overlake neighborhood. Please see [item B7](#).

Relationship to other proposed 2007-08 amendments

	<i>Proposed Amendment</i>	<i>Impact on Subject Amendment</i>
A1	Update and Implement the Overlake Neighborhood Plan	The implementation and refinement of the Overlake Neighborhood Plan could have some effect on the Viewpoint Neighborhood Plan. For example, the Overlake project will include consideration of preferences regarding land use and transportation through 2030 as well as light rail station areas and corridors. Updates to the Overlake Neighborhood Plan and the Viewpoint Neighborhood Plan will be coordinated, which will facilitate the separation of the two neighborhoods, as Viewpoint is currently included as a sub-area of Overlake.
A2	Update Viewpoint Neighborhood Plan	N/A
A3	Shoreline Master Program Update	Changes to required setbacks from shorelines of the state as well as regulations pertaining to public view corridors could potentially impact updates to the Viewpoint Neighborhood Plan, since the neighborhood borders Lake Sammamish and the Sammamish River.
A4	Updates to land use and transportation policies and regulations related to high capacity transit planning	The updates to land use and transportation policies and regulations related to high capacity transit (HCT) planning are unlikely to affect the update of the Viewpoint Neighborhood Plan.
A5	Adoption of Financial Functional Plan and Other Functional Plan Updates	It is unlikely that the adoption of the Financial Functional Plan will affect the implementation and revision of the Viewpoint Neighborhood Plan.
B1	Transportation Master Plan and Transportation Element Updates	Updates to the TMP and Transportation Element are unlikely to impact the Viewpoint Neighborhood Plan update.

	<i>Proposed Amendment</i>	<i>Impact on Subject Amendment</i>
B2	Parking-related Policies & Regulations update to implement recommendations of Downtown parking management study group	Updates to parking policies and regulations in the Downtown area are unlikely to affect this update to the Viewpoint Neighborhood Plan, an area with significantly different land uses and parking needs.
B3	General Sewer Plan Update	The General Sewer Plan Update will take into account development potential, and thus sewer service demand, in the Viewpoint neighborhood.
B4	Manufacturing and Business Park-related policies & regulations update	It is unlikely that changes to Manufacturing and Business Park-related policies and regulations will impact the Viewpoint Neighborhood Plan update since Viewpoint is almost entirely residential.
B5	North Redmond “Wedge” Subarea Plan	It is unlikely that the “Wedge” Subarea Plan would impact the Viewpoint Neighborhood Plan update.
B6	Neighborhood Commercial Policy & Regulatory Update	It is possible that changes to Neighborhood Commercial policies and regulations would impact the Viewpoint Neighborhood Plan since it is possible that the Viewpoint Neighborhood Plan update could include recommending locations for Neighborhood Commercial zoning.
B7	Overlake Single-Family Residential Policy & Regulatory Update	Updates to the policies and regulations relating to the single-family residential portions of Overlake will be closely coordinated with the Viewpoint Neighborhood Update since the areas are close in proximity and share similar land use issues. Ideas generated through a common public process may be applied to both areas of the city.
B8	Temporary Encampments Policy & Regulatory Update	It is unlikely that updates to policies and regulations related to temporary encampments will impact the Viewpoint Neighborhood Plan update.
C1	Land use and zoning change for the 127-acre Keller property	It is unlikely that the potential amendments to the Comprehensive Plan and Community Development Guide specific to the Keller property will affect the update of the Viewpoint Neighborhood Plan.
C2	Remove Green Street designation on portion of NE 51st Street	The removal of the Green Street designation from the north side of NE 51 st Street west of SR 520 in the Overlake neighborhood will not affect the update of the Viewpoint Neighborhood Plan.
C3	Policy & regulatory revisions in the Overlake Design District (Group Health)	Changes to the Overlake Design District policies and regulations are being considered in coordination with the Overlake Neighborhood Plan update. That plan update could, as noted in row A1, have some effect on the Viewpoint Neighborhood Plan.
D1	Revise limits on restaurants in the Manufacturing Park zone (Pomegranate)	It is unlikely that changes in allowed restaurant seating in the Manufacturing Park zone will impact the Viewpoint Neighborhood Plan update since none of Viewpoint is zoned as a Manufacturing Park.

	<i>Proposed Amendment</i>	<i>Impact on Subject Amendment</i>
D2	Land use and zoning change from a Manufacturing Park (MP) designation to a Business Park (BP) designation for the Chee property.	The potential change from a Manufacturing Park to Business Park zone, with the intent of developing a residential/mixed-use building, is unlikely to affect the Viewpoint Neighborhood Plan update.
D3	Land use and zoning change from a Manufacturing Park (MP) designation to a Business Park (BP) designation for the Kent property.	The potential change from a Manufacturing Park to Business Park zone, with the intent of developing a residential/mixed-use building, is unlikely to affect the Viewpoint Neighborhood Plan update.
D4	Land use and zoning change from Multi-Family Urban/R-12 to General Commercial for the Richardson property	The potential change from a Multi-Family Urban designation to a General Commercial Designation is unlikely to affect the Viewpoint Neighborhood Plan update.

Consistency with the Community Development Guide	
There will likely be a number of amendments required to either the text or maps of the Redmond Community Development Guide to help implement updates to the neighborhood plan. Overall consistency with the Community Development Guide will be evaluated as part of the Planning Commission's review of updates to the neighborhood plan.	
Consistency with the Comprehensive Plan Amendment Criteria (Policy PI-16)	
Consistency with the Growth Management Act, the Procedural Criteria, VISION 2020 or its successor, and the Countywide Planning Policies	The Planning Commission will evaluate the consistency of the proposed Viewpoint Neighborhood Plan update with the Growth Management Act, the procedural criteria and the Countywide Planning Policies as part of the individual review of this amendment.
Consistency with the Comprehensive Plan, including the preferred land use pattern in the Land Use Element	The Planning Commission will evaluate the consistency of the amendment with the Comprehensive Plan policies and the preferred land use pattern in the Land Use Element as part of the individual review of the Viewpoint Neighborhood Plan update.
The capability of the land for development including the prevalence of sensitive areas	The Planning Commission will evaluate the capability of land for development, including the prevalence of sensitive areas as part of the individual review of the Viewpoint Neighborhood Plan update.
The capacity of public facilities and services, and whether public facilities and services can be provided cost-effectively at the proposed density/intensity	The capacity of public facilities and services and whether public facilities and services can be provided cost effectively at the intensity allowed will be considered as part of the individual review of the Viewpoint Neighborhood Plan update, as well as through any resulting site specific development proposals.

Whether the proposed land use designations or uses are compatible with nearby land use designations or uses	The neighborhood planning process includes discussion of nearby land use designations or uses and will be evaluated through the updates to these criteria in the neighborhood plan.
If the amendment proposes a change in allowed uses in an area, the need for the land uses which would be allowed and whether the change would result in the loss of capacity to accommodate other needed uses, especially whether the proposed change complies with policy HO-16, the City's policy of no-net loss of housing capacity	Some of the action taken to implement the update to the Viewpoint Neighborhood Plan may include changes in land use. However, these changes are not expected to result in a net loss of housing capacity.
Potential general impacts to the natural environment, such as impact to critical areas and other natural resources	Potential general impacts to the natural environment could include those associated with general housing and infill development. The location of this neighborhood along the shores of Lake Sammamish may lead to more substantial environmental considerations than in other areas. The Parks, Recreation and Open Space element of the Viewpoint Neighborhood Plan may address some issues associated with critical areas and other natural resources.
Potential general economic impacts, such as impacts for business, residents, property owners, or City Government	The Planning Commission will evaluate the potential general economic impacts related to the Viewpoint Neighborhood Plan as part of the individual review of this update.
For issues that have been considered within the last four annual updates, whether there has been a change in circumstances that makes the proposed amendment appropriate or whether the amendment is needed to remedy a mistake	N/A

Review Matrix ([return to Table of Contents](#))
Proposed 2007-08 Comprehensive Plan Amendments

AMENDMENT A3 –SHORELINE MASTER PROGRAM UPDATE

Brief description of the proposed amendment:

All local Shoreline Master Programs must be reviewed and approved by the state becoming effective. Redmond received final comments from the State earlier this year. The City intends to incorporate these comments into the SMP so that the SMP can become effective. The proposal will also include updates related to light rail corridors and view corridors in the shoreline jurisdiction.

Relationship to other proposed 2007-08 amendments

	<i>Proposed Amendment</i>	<i>Impact on Subject Amendment</i>
A1	Update and Implement the Overlake Neighborhood Plan	The implementation and refinement of the Overlake Neighborhood Plan is not expected to have an impact on the SMP update.
A2	Update Viewpoint Neighborhood Plan	The Viewpoint Neighborhood Plan update is unlikely to impact the SMP update.
A3	Shoreline Master Program Update	N/A
A4	Updates to land use and transportation policies and regulations related to high capacity transit planning	Updates related to high capacity transit are not expected to have an impact on the SMP update.
A5	Adoption of Financial Functional Plan and Other Functional Plan Updates	It is unlikely that the adoption of the Financial Functional Plan will have an impact on the SMP update.
B1	Transportation Master Plan and Transportation Element Updates	It is unlikely that TMP updates will have an impact on the SMP update.
B2	Parking-related Policies & Regulations update to implement recommendations of Downtown parking management study group	It is unlikely that parking-related updates will have an impact on the SMP update.
B3	General Sewer Plan Update	It is unlikely that General Sewer Plan Update will have an impact on the SMP update.
B4	Manufacturing and Business Park-related policies & regulations update	It is unlikely that changes to Manufacturing and Business Park-related policies and regulations will have an impact on the SMP update.
B5	North Redmond “Wedge” Subarea Plan	It is unlikely that the “Wedge” Subarea Plan would impact the Shoreline Master Plan update since the area contains no shorelines of the state.

	<i>Proposed Amendment</i>	<i>Impact on Subject Amendment</i>
B6	Neighborhood Commercial Policy & Regulatory Update	It is not likely that changes to Neighborhood Commercial policies and regulations would impact the Shoreline Master Plan update since shoreline regulations would overlay onto NC regulations, rather than compete with them.
B7	Overlake single-family residential policy and regulatory update	Updates to policies and regulations in the single-family portion of the Overlake neighborhood are unlikely to impact updates to the Shoreline Master Program.
B8	Temporary Encampments Policy & Regulatory Update	It is unlikely that updates to policies and regulations related to temporary encampments will impact the Shoreline Master Program update.
C1	Land use and zoning change for the 127-acre Keller property	It is unlikely that the potential amendments to the Comprehensive Plan and Community Development Guide specific to the Keller property will affect the update of the SMP.
C2	Remove Green Street designation on portion of NE 51st Street	The removal of the Green Street designation from the north side of NE 51 st Street west of SR 520 in the Overlake neighborhood will not affect the update of the SMP.
C3	Policy & regulatory revisions in the Overlake Design District (Group Health)	Changes to the Overlake Design District policies and regulations are unlikely to impact the SMP update.
D1	Revise limits on restaurants in the Manufacturing Park zone (Pomegranate)	It is unlikely that changes in allowed restaurant seating in the Manufacturing Park zone will impact the SMP.
D2	Land use and zoning change from a Manufacturing Park (MP) designation to a Business Park (BP) designation for the Chee property.	The potential change from a Manufacturing Park to Business Park zone, with the intent of developing a residential/mixed-use building, is unlikely to affect the SMP.
D3	Land use and zoning change from a Manufacturing Park (MP) designation to a Business Park (BP) designation for the Kent property.	The potential change from a Manufacturing Park to Business Park zone, with the intent of developing a residential/mixed-use building, is unlikely to affect the SMP.
D4	Land use and zoning change from Multi-Family Urban/R-12 to General Commercial for the Richardson property	The potential change from a Multi-Family Urban designation to a General Commercial Designation is unlikely to affect the SMP.

Consistency with the Community Development Guide	
The Shoreline Master Program amendment will entail incorporating most of the Critical Areas Ordinance into the SMP, meaning that there will be some amendments to the Community Development Guide. Overall consistency with the RCDG will be evaluated as part of the Planning Commission's review of updates to the Shoreline Master Program.	
Consistency with the Comprehensive Plan Amendment Criteria (Policy PI-16)	
Consistency with the Growth Management Act, the Procedural Criteria, VISION 2020 or its successor, and the Countywide Planning Policies	The Planning Commission will evaluate the consistency of the proposed SMP update with the Growth Management Act, the procedural criteria and the Countywide Planning Policies as part of the individual review of this amendment.
Consistency with the Comprehensive Plan, including the preferred land use pattern in the Land Use Element	The Planning Commission will evaluate the consistency of the amendment with Comprehensive Plan policies and the preferred land use pattern in the Land Use Element as part of the individual review of the SMP update.
The capability of the land for development including the prevalence of sensitive areas	This amendment will enact Redmond's revised SMP, a major objective of which is to permit only those land uses appropriate on shorelines of the state.
The capacity of public facilities and services, and whether public facilities and services can be provided cost-effectively at the proposed density/intensity	The Planning Commission will evaluate how the amendment would or would not change the ability of public facilities and services to be provided cost-effectively.
Whether the proposed land use designations or uses are compatible with nearby land use designations or uses	The amendment does not propose changes to existing land use designations.
If the amendment proposes a change in allowed uses in an area, the need for the land uses which would be allowed and whether the change would result in the loss of capacity to accommodate other needed uses, especially whether the proposed change complies with policy HO-16, the City's policy of no-net loss of housing capacity	The amendment does not propose changes to existing land use designations, but would consider the addition of a light rail corridor in areas in and near shoreline in Redmond. Current Plan policies support light rail transit in Redmond, and such policies are not in conflict with the City's policy of no net loss of housing capacity.
Potential general impacts to the natural environment, such as impact to critical areas and other natural resources	The Planning Commission will evaluate the SMP update's potential impacts to the environment as part of its individual review of the amendment.
Potential general economic impacts, such as impacts for business, residents, property owners, or City Government	The Planning Commission will evaluate any potential general economic impacts related to the SMP update as part of the individual review of this update.

<p>For issues that have been considered within the last four annual updates, whether there has been a change in circumstances that makes the proposed amendment appropriate or whether the amendment is needed to remedy a mistake</p>	<p>The last update and adoption of the SMP occurred in 2004, before the adoption of the Critical Areas Ordinance (CAO) in 2005. The City must respond to comments from state agencies and incorporate the CAO into the SMP.</p>
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Review Matrix ([return to Table of Contents](#))
Proposed 2007-08 Comprehensive Plan Amendments

**AMENDMENT A4 – UPDATES TO LAND USE AND TRANSPORTATION POLICIES
AND REGULATIONS RELATED TO HIGH CAPACITY TRANSIT PLANNING**

Brief description of the proposed amendment:

In early 2005, the City began a high capacity transit (HCT) study for the purpose of developing and evaluating general alignment and station alternatives, and selecting a preferred alignment and station locations for future HCT links in Overlake, Downtown and Southeast Redmond. In February 2006 the City Council approved a resolution expressing support for a Preferred Alignment Framework that brings HCT to Downtown and Southeast Redmond. This item is included in the 2007-08 Package in anticipation of potential updates to Comprehensive Plan policies to reflect the preferred alignment and station locations.

Relationship to other proposed 2007-08 amendments

	<i>Proposed Amendment</i>	<i>Impact on Subject Amendment</i>
A1	Update and Implement the Overlake Neighborhood Plan	The implementation and refinement of the Overlake Neighborhood Plan will have some effect on updates to land use and transportation policies and regulations related to HCT planning. One of the major topics to be addressed in the work on the Overlake Neighborhood Plan concerns the preferred locations for light rail corridors and station areas in Overlake and how these support extension of light rail service to Downtown and Southeast Redmond.
A2	Update Viewpoint Neighborhood Plan	It is unlikely that updates to the Viewpoint Neighborhood Plan will affect updates to land use and transportation policies and regulations related to HCT planning.
A3	Shoreline Master Program Update	This amendment could impact policies and regulations relating to HCT planning since the City is considering HCT alignments that cross Bear Creek and/or the Sammamish River.
A4	Updates to land use and transportation policies and regulations related to high capacity transit planning	N/A
A5	Adoption of Financial Functional Plan and Other Functional Plan Updates	It is unlikely that the adoption of a financial functional plan to implement the Comprehensive Plan would affect the updates to land use and transportation policies and regulations related to HCT planning.
B1	Transportation Master Plan and Transportation Element Updates	Although both amendments relate to transportation, updates to the TMP and Transportation Element are unlikely to impact HCT-related policies and regulations.

	<i>Proposed Amendment</i>	<i>Impact on Subject Amendment</i>
B2	Parking-related Policies & Regulations update to implement recommendations of Downtown parking management study group	Updates to parking policies and regulations in the Downtown area may interact with changes to policies and regulations related to since both are transportation issues that in a broad sense are closely related.
B3	General Sewer Plan Update	The General Sewer Plan Update is unlikely to impact changes to policies and regulations related to HCT.
B4	Manufacturing and Business Park-related policies & regulations update	It is possible that Manufacturing and Business Park-related and HCT-related policy and regulatory updates could interact since a significant amount of land in Southeast Redmond is zoned MP and BP, and the City through this HCT-related update will identify potential station locations and alignments in that neighborhood.
B5	North Redmond “Wedge” Subarea Plan	The “Wedge” Subarea Plan would not impact policies and regulations related to.
B6	Neighborhood Commercial Policy & Regulatory Update	Changes to Neighborhood Commercial policies and regulations would not impact policies and regulations related to HCT.
B7	Overlake single-family residential policy and regulatory update	Updates to policies and regulations in the single-family portion of the Overlake neighborhood are unlikely to impact updates to HCT-related policies and regulations.
B8	Temporary Encampments Policy & Regulatory Update	It is unlikely that updates to policies and regulations related to temporary encampments will impact HCT-related updates.
C1	Land use and zoning change for the 127-acre Keller property	It is unlikely that the amendment related to the 127-acre Keller property would affect the updates to land use and transportation policies and regulations related to HCT planning.
C2	Remove Green Street designation on portion of NE 51st Street	It is unlikely that the removal of the Green Streets designation from the north side of 51 st Street in the Overlake Neighborhood would affect the updates to land use and transportation policies and regulations related to HCT planning.
C3	Policy & regulatory revisions in the Overlake Design District (Group Health)	Potential changes to the Overlake Design District policies and regulations are a consideration for potential updates to land use and transportation policies and regulations related to HCT planning, since the Group Health property is within a proposed light rail transit corridor, and is affected by related updates to Overlake Neighborhood regulations.
D1	Revise limits on restaurants in the Manufacturing Park zone (Pomegranate)	It is unlikely that changes in allowed restaurant seating in the Manufacturing Park zone will impact HCT-related policy and regulatory updates. It is possible that a public agency may in the future require land that is zoned Manufacturing Park to site public transit facilities, but these specific proposed amendments are not anticipated to interact.

	<i>Proposed Amendment</i>	<i>Impact on Subject Amendment</i>
D2	Land use and zoning change from a Manufacturing Park (MP) designation to a Business Park (BP) designation for the Chee property.	The potential change from a Manufacturing Park to Business Park zone, with the intent of creating a residential/mixed-use development, is unlikely to impact this amendment, although the City should be mindful that the amendments pertain to land in the same neighborhood.
D3	Land use and zoning change from a Manufacturing Park (MP) designation to a Business Park (BP) designation for the Kent property.	The potential change from a Manufacturing Park to Business Park zone, with the intent of creating a residential/mixed-use development, is unlikely to impact this amendment, although the City should be mindful that the amendments pertain to land in the same neighborhood.
D4	Land use and zoning change from Multi-Family Urban/R-12 to General Commercial for the Richardson property	The potential change from a Multi-Family Urban designation to a General Commercial Designation is unlikely to affect HCT-related policy and regulatory updates.

Consistency with the Community Development Guide	
There may be amendments required to either the text or maps of the Redmond Community Development Guide associated with the selection of a preferred alignment and station locations for an HCT system. Overall consistency with the Community Development Guide will be evaluated as part of the Planning Commission's review of this amendment.	
Consistency with the Comprehensive Plan Amendment Criteria (Policy PI-16)	
Consistency with the Growth Management Act, the Procedural Criteria, VISION 2020 or its successor, and the County-wide Planning Policies	The Planning Commission will evaluate the consistency of the proposed updates to land use and transportation policies and regulations related to HCT planning with the Growth Management Act, the procedural criteria and the County-wide Planning Policies as part of the individual review of this amendment.
Consistency with the Comprehensive Plan, including the preferred land use pattern in the Land Use Element	The Planning Commission will evaluate the consistency of the proposed updates to land use and transportation policies and regulations related to HCT planning with the Comprehensive Plan as part of the individual review of this amendment.
The capability of the land for development including the prevalence of sensitive areas	The Planning Commission will evaluate the capability of land for development, including the prevalence of sensitive areas as part of the individual review of the updates to land use and transportation policies and regulations related to HCT planning.

The capacity of public facilities and services, and whether public facilities and services can be provided cost-effectively at the proposed density/intensity	The capacity of public facilities and service and whether public facilities and services can be provided cost effectively at the intensity allowed will be considered as part of the individual review of the updates to land use and transportation policies and regulations related to HCT planning, as well as through any resulting site specific development proposals.
Whether the proposed land use designations or uses are compatible with nearby land use designations or uses	The proposal would not change allowed land uses, but could change the character of transportation around existing land uses. The Planning Commission will evaluate the compatibility between HCT and surrounding land uses as part of the individual review of this amendment.
If the amendment proposes a change in allowed uses in an area, the need for the land uses which would be allowed and whether the change would result in the loss of capacity to accommodate other needed uses, especially whether the proposed change complies with policy HO-16, the City's policy of no-net loss of housing capacity	Some of the updates to land use and transportation policies and regulations related to HCT planning may include changes in land use. However, these changes are not expected to result in a net loss of housing capacity.
Potential general impacts to the natural environment, such as impact to critical areas and other natural resources	Potential general impacts to the natural environment, including critical areas and other natural resources, will be evaluated by the Planning Commission as part of the individual review of this amendment.

Review Matrix ([return to Table of Contents](#))
Proposed 2007-08 Comprehensive Plan Amendments

**AMENDMENT A5 –ADOPTION OF FINANCIAL FUNCTIONAL PLAN AND OTHER
FUNCTIONAL PLAN UPDATES**

Brief description of the proposed amendment:

This item is anticipated to include establishing a Financial Functional Plan and potential updates to other functional plans to reflect the updated Comprehensive Plan. The financial functional plan is called for in two policies from the Comprehensive Plan Capital Facilities Element:

CF-8 Maintain a financial plan that summarizes the revenue and expense components of the City's functional plans. Include financial data for capital spending in support of growth anticipated by the adopted Comprehensive Plan through the planning period to 2022, and beyond to the build-out year.

CF-14 Prepare a Capital Facilities Financial Plan to promote consistency and stability in capital planning and programming. Determine through this planning process the percentage allocation of unrestricted capital revenues to functional areas. Review the percentage allocation preferably in every off year after the biennial budget process but at least every five years.

Policy CF-5 calls for updating functional plans within two years of a Comprehensive Plan update.

Relationship to other proposed 2007-08 amendments

	<i>Proposed Amendment</i>	<i>Impact on Subject Amendment</i>
A1	Update and Implement the Overlake Neighborhood Plan	Refinement and implementation of the Overlake Neighborhood Plan will likely need to be reflected in adopted or updated functional plans.
A2	Update Viewpoint Neighborhood Plan	Updates to the Viewpoint Neighborhood Plan would potentially need to be reflected in the adoption of functional plans into the Comprehensive Plan
A3	Shoreline Master Program Update	This amendment is unlikely to impact the formulation of the Financial Functional Plan or amendments to other plans necessary to create it.
A4	Updates to land use and transportation policies and regulations related to high capacity transit planning	Updates to policies and regulations relating to high capacity transit planning would potentially need to be reflected in adopted or updated functional plans.
A5	Adoption of Financial Functional Plan and Other Functional Plan Updates	N/A

	<i>Proposed Amendment</i>	<i>Impact on Subject Amendment</i>
B1	Transportation Master Plan and Transportation Element Updates	To the extent that the TMP updates change cost forecasts, those changes would need to be incorporated into the Financial Functional Plan.
B2	Parking-related Policies & Regulations update to implement recommendations of Downtown parking management study group	To the extent that recommendations from the parking management study group impact future capital expenditures, those changes would need to be reflected in the first or future Financial Functional Plans.
B3	General Sewer Plan Update	To the extent that the General Sewer Plan Update includes modified cost and revenue forecasts, those changes would need to be incorporated into the first or future Financial Functional Plans.
B4	Manufacturing and Business Park-related policies & regulations update	Changes to Manufacturing and Business Park-related policies and regulations could bear on the Financial Functional Plan or other functional plans to the extent that updated policies and regulations would require additional (or less) public infrastructure investment.
B5	North Redmond “Wedge” Subarea Plan	To the extent that the “Wedge” Subarea Plan impacts anticipated need for public infrastructure, the Subarea Plan could impact the Financial Functional Plan and the financial portions of other functional plans.
B6	Neighborhood Commercial Policy & Regulatory Update	It is unlikely that changes to Neighborhood Commercial policies and regulations would impact the Financial Functional Plan or other functional plans.
B7	Overlake single-family residential policy and regulatory update	Updates to policies and regulations in the single-family portion of the Overlake neighborhood could impact the Financial Functional Plan <i>if</i> through the planning process previously unidentified public infrastructure needs are recognized.
B8	Temporary Encampments Policy & Regulatory Update	It is unlikely that updates to policies and regulations related to temporary encampments will impact the Financial Functional Plan and financial portions of other functional plans.
C1	Land use and zoning change for the 127-acre Keller property	The potential amendments to the Comprehensive Plan and Community Development Guide specific to the Keller property could affect the Financial Functional Plan or other functional plans to the extent that they change required public infrastructure investments.
C2	Remove Green Street designation on portion of NE 51st Street	The removal of the Green Street designation from the north side of NE 51 st Street west of SR 520 in the Overlake neighborhood is not expected to affect the Financial Functional Plan or other functional plans.
C3	Policy & regulatory revisions in the Overlake Design District (Group Health)	Updates to the Overlake Design District will likely need to be reflected in the adoption of functional plans into the Comprehensive Plan.

	<i>Proposed Amendment</i>	<i>Impact on Subject Amendment</i>
D1	Revise limits on restaurants in the Manufacturing Park zone (Pomegranate)	It is unlikely that changes in allowed restaurant seating in the Manufacturing Park zone will impact functional plans.
D2	Land use and zoning change from a Manufacturing Park (MP) designation to a Business Park (BP) designation for the Chee property.	If the amendment related to the Chee property requires the extension of public facilities in a manner that is inconsistent with existing functional plans, this would need to be reflected in the updated plans.
D3	Land use and zoning change from a Manufacturing Park (MP) designation to a Business Park (BP) designation for the Kent property.	If the amendment related to the Kent property requires the extension of public facilities in a manner that is inconsistent with existing functional plans, this would need to be reflected in the updated plans.
D4	Land use and zoning change from Multi-Family Urban/R-12 to General Commercial for the Richardson property	If the amendment related to the Richardson property requires the extension of public facilities in a manner that is inconsistent with existing functional plans, this would need to be reflected in the updated plans.

Consistency with the Community Development Guide	
The adoption or update of functional plans may in the future lead to updates to the Development Guide. Consistency with the RCDG would be evaluated at that time.	
Consistency with the Comprehensive Plan Amendment Criteria (Policy PI-16)	
Consistency with the Growth Management Act, the Procedural Criteria, VISION 2020 or its successor, and the Countywide Planning Policies	The Planning Commission will evaluate the consistency of the adoption or update of functional plans with the Growth Management Act, the procedural criteria and the Countywide Planning Policies as part of the individual review of this amendment.
Consistency with the Comprehensive Plan, including the preferred land use pattern in the Land Use Element	The adoption or update of functional plans is undertaken in order to achieve consistency with Comprehensive Plan policies in the Capital Facilities Element.
The capability of the land for development including the prevalence of sensitive areas	The Planning Commission will evaluate the capability of land for development, including the prevalence of sensitive areas as part of the individual review of the adoption or update of functional plans.
The capacity of public facilities and services, and whether public facilities and services can be provided cost-effectively at the proposed density/intensity	The adoption and update of functional plans are unlikely to involve proposed changes to land use or intensity; therefore this criterion is not applicable.
Whether the proposed land use designations or uses are compatible with nearby land use designations or uses	The adoption and update of functional plans are unlikely to involve proposed changes to land use or intensity; therefore this criterion is not applicable.

If the amendment proposes a change in allowed uses in an area, the need for the land uses which would be allowed and whether the change would result in the loss of capacity to accommodate other needed uses, especially whether the proposed change complies with policy HO-16, the City's policy of no-net loss of housing capacity	The adoption and update of functional plans are unlikely to involve proposed changes to land use or intensity; therefore this criterion is not applicable.
Potential general impacts to the natural environment, such as impact to critical areas and other natural resources	The potential general impacts to the natural environment, including critical areas and other natural resources, will be evaluated by the Planning Commission as part of the individual review of the adoption or update of functional plans.
Potential general economic impacts, such as impacts for business, residents, property owners, or City Government	The Planning Commission will evaluate the potential general economic impacts associated with the adoption or update of functional plans as part of the individual review of this amendment.
For issues that have been considered within the last four annual updates, whether there has been a change in circumstances that makes the proposed amendment appropriate or whether the amendment is needed to remedy a mistake	N/A

Review Matrix ([return to Table of Contents](#))
Proposed 2007-08 Comprehensive Plan Amendments

**AMENDMENT B1 –TRANSPORTATION MASTER PLAN UPDATE AND
COMPREHENSIVE PLAN TRANSPORTATION ELEMENT UPDATE**

Brief description of the proposed amendment:

The City is proposing updates to the Transportation Master Plan (TMP), Development Guide, and Transportation Element of the Comprehensive Plan in order to accomplish three objectives. First, the City proposes to revise sidewalk standards in the TMP and the Development Guide based on further research. The City first adopted the citywide sidewalk standards in 2005 with the adoption of the TMP.

Second, the City anticipates updating the TMP to reflect changes to transportation project lists and costs. Those portions of the TMP are adopted by reference into the Comprehensive Plan.

Last, the Transportation Element of the Comprehensive Plan is proposed to be updated as the City updates its concurrency program. For example, TR-12 would be updated to reflect completion of the concurrency program updates.

Relationship to other proposed 2007-08 amendments

	<i>Proposed Amendment</i>	<i>Impact on Subject Amendment</i>
A1	Update and Implement the Overlake Neighborhood Plan	Updating the Overlake Neighborhood Plan will likely result in changes to the Transportation Master Plan to incorporate projects not originally envisioned in the TMP that are brought forward through the neighborhood plan.
A2	Update Viewpoint Neighborhood Plan	Updates to the Viewpoint Neighborhood Plan could result in changes to the TMP to the extent that concepts or projects not originally envisioned in the TMP are brought forward through the neighborhood plan.
A3	Shoreline Master Program Update	To the extent that revisions to the Shoreline Master Program involve light rail transit corridors, its update could impact the Transportation Master Plan.
A4	Updates to land use and transportation policies and regulations related to high capacity transit planning	Updates to high capacity transit-related policies and regulations are likely to impact the Transportation Element of the Comprehensive Plan, and could also impact the Transportation Master Plan if new ideas and projects are included as part of the policy/regulatory update.
A5	Adoption of Financial Functional Plan and Other Functional Plan Updates	Changes to project lists and costs in the Transportation Master Plan could change the content of the Financial Functional Plan.

	<i>Proposed Amendment</i>	<i>Impact on Subject Amendment</i>
B1	Transportation Master Plan and Transportation Element Updates	N/A
B2	Parking-related Policies & Regulations update to implement recommendations of Downtown parking management study group	It is possible that parking-related policies and regulations could impact changes to the Transportation Master Plan, since parking and sidewalk standards may interact.
B3	General Sewer Plan Update	It is unlikely that the General Sewer Plan update would impact updates to the TMP or Transportation Element of the Comprehensive Plan.
B4	Manufacturing and Business Park-related policies & regulations update	Changes to Manufacturing and Business Park-related policies and regulations are unlikely to impact changes to the TMP or Transportation Element of the Comprehensive Plan.
B5	North Redmond “Wedge” Subarea Plan	To the extent that the “Wedge” Subarea Plan impacts anticipated need for transportation infrastructure, the Subarea Plan could impact the TMP.
B6	Neighborhood Commercial Policy & Regulatory Update	It is unlikely that changes to Neighborhood Commercial policies and regulations would impact the TMP or Transportation Element of the Comprehensive Plan.
B7	Overlake single-family residential policy and regulatory update	Updates to policies and regulations in the single-family portion of the Overlake neighborhood could impact the TMP <i>if</i> through the planning process previously unidentified transportation infrastructure needs are recognized.
B8	Temporary Encampments Policy & Regulatory Update	It is unlikely that updates to policies and regulations related to temporary encampments will impact updates to the TMP or Transportation Element.
C1	Land use and zoning change for the 127-acre Keller property	The potential amendments to the Comprehensive Plan and Community Development Guide specific to the Keller property are unlikely to impact updates to the TMP or Transportation Element of the Comprehensive Plan.
C2	Remove Green Street designation on portion of NE 51st Street	The removal of the Green Street designation from the north side of NE 51 st Street west of SR 520 in the Overlake neighborhood is not expected to affect TMP or Transportation Element updates.
C3	Policy & regulatory revisions in the Overlake Design District (Group Health)	If the amendment related to the Overlake Design District alters transportation infrastructure needs in a manner that is inconsistent with existing TMP, this would need to be reflected in the update.
D1	Revise limits on restaurants in the Manufacturing Park zone (Pomegranate)	It is unlikely that changes in allowed restaurant seating in the Manufacturing Park zone will impact TMP or Transportation Element updates.

	<i>Proposed Amendment</i>	<i>Impact on Subject Amendment</i>
D2	Land use and zoning change from a Manufacturing Park (MP) designation to a Business Park (BP) designation for the Chee property.	It is unlikely that the Chee property proposal will impact TMP or Transportation Element updates.
D3	Land use and zoning change from a Manufacturing Park (MP) designation to a Business Park (BP) designation for the Kent property.	It is unlikely that the Kent property proposal will impact TMP or Transportation Element updates.
D4	Land use and zoning change from Multi-Family Urban/R-12 to General Commercial for the Richardson property	It is unlikely that the Richardson property proposal will impact TMP or Transportation Element updates.

Consistency with the Community Development Guide	
The proposed TMP and Transportation Element updates will include updates to the Development Guide. The Planning Commission will evaluate consistency with the Development Guide as part of its individual review of this proposal.	
Consistency with the Comprehensive Plan Amendment Criteria (Policy PI-16)	
Consistency with the Growth Management Act, the Procedural Criteria, VISION 2020 or its successor, and the Countywide Planning Policies	The Planning Commission will evaluate the consistency of the TMP and Transportation Element update with the Growth Management Act, the procedural criteria and the Countywide Planning Policies as part of the individual review of this amendment.
Consistency with the Comprehensive Plan, including the preferred land use pattern in the Land Use Element	The Planning Commission will evaluate the consistency of the TMP and Transportation Element update with the Comprehensive Plan and preferred land use pattern as part of its individual review of the proposed update.
The capability of the land for development including the prevalence of sensitive areas	The Planning Commission will evaluate the capability of land for development, including the prevalence of sensitive areas as part of the individual review of the TMP and Transportation Element update.
The capacity of public facilities and services, and whether public facilities and services can be provided cost-effectively at the proposed density/intensity	The updates to the TMP and Transportation Element are unlikely to involve changes to proposed land use or intensity of development.
Whether the proposed land use designations or uses are compatible with nearby land use designations or uses	The updates to the TMP and Transportation Element are unlikely to involve proposed changes to land use or intensity of development.

If the amendment proposes a change in allowed uses in an area, the need for the land uses which would be allowed and whether the change would result in the loss of capacity to accommodate other needed uses, especially whether the proposed change complies with policy HO-16, the City's policy of no-net loss of housing capacity	The proposal does not involve a land use change.
Potential general impacts to the natural environment, such as impact to critical areas and other natural resources	The potential general impacts to the natural environment, including critical areas and other natural resources, will be evaluated by the Planning Commission as part of the individual review of the TMP and Transportation Element updates.
Potential general economic impacts, such as impacts for business, residents, property owners, or City Government	The Planning Commission will evaluate the potential general economic impacts associated with the TMP and Transportation Element update as part of the individual review of this amendment.
For issues that have been considered within the last four annual updates, whether there has been a change in circumstances that makes the proposed amendment appropriate or whether the amendment is needed to remedy a mistake	N/A

Review Matrix ([return to Table of Contents](#))
Proposed 2007-08 Comprehensive Plan Amendments

AMENDMENT B2 –PARKING-RELATED POLICIES AND REGULATIONS UPDATE

Brief description of the proposed amendment:

During 2007, a stakeholder group representing a cross-section of Downtown interests is meeting on a monthly basis to formulate recommendations for a Downtown parking management plan. Such recommendations may entail updates to Comprehensive Plan policies related to parking, as well as changes to parking requirements in the Redmond Community Development Guide.

Relationship to other proposed 2007-08 amendments

	<i>Proposed Amendment</i>	<i>Impact on Subject Amendment</i>
A1	Update and Implement the Overlake Neighborhood Plan	Refinement and implementation of the Overlake Neighborhood Plan is unlikely to impact updates to parking-related policies and regulations in the Downtown.
A2	Update Viewpoint Neighborhood Plan	Updates to the Viewpoint Neighborhood Plan are unlikely to impact updates to parking-related policies and regulations in the Downtown
A3	Shoreline Master Program Update	This amendment is unlikely to impact updates to parking-related policies and regulations in the Downtown.
A4	Updates to land use and transportation policies and regulations related to high capacity transit planning	Updates to policies and regulations relating to high capacity transit planning could interact with parking policies and regulations for Downtown, especially near potential HCT station areas.
A5	Adoption of Financial Functional Plan and Other Functional Plan Updates	The adoption of the Financial Functional Plan and other functional plan updates is unlikely to impact parking-related policy and regulatory updates for Downtown.
B1	Transportation Master Plan and Transportation Element Updates	TMP and Transportation Element updates are unlikely to impact parking-related policy and regulatory updates for Downtown.
B2	Parking-related Policies & Regulations update to implement recommendations of Downtown parking management study group	N/A
B3	General Sewer Plan Update	The General Sewer Plan update is unlikely to impact updates or parking policies and regulations for Downtown.
B4	Manufacturing and Business Park-related policies & regulations update	Changes to Manufacturing and Business Park-related policies and regulations are unlikely to impact parking-related policies and regulations for Downtown.
B5	North Redmond “Wedge” Subarea Plan	The “Wedge” Subarea Plan is unlikely to impact updates to parking policies and regulations for Downtown.

	<i>Proposed Amendment</i>	<i>Impact on Subject Amendment</i>
B6	Neighborhood Commercial Policy & Regulatory Update	It is unlikely that changes to Neighborhood Commercial policies and regulations would impact updates to parking policies and regulations for Downtown.
B7	Overlake single-family residential policy and regulatory update	Updates to policies and regulations in the single-family portion of the Overlake neighborhood are not expected to impact updates to parking-related policies and regulations for Downtown.
B8	Temporary Encampments Policy & Regulatory Update	It is unlikely that updates to policies and regulations related to temporary encampments will impact updates to parking-related policies and regulations.
C1	Land use and zoning change for the 127-acre Keller property	The potential amendments to the Comprehensive Plan and Community Development Guide specific to the Keller property are unlikely to impact updates to parking policies and regulations for Downtown.
C2	Remove Green Street designation on portion of NE 51st Street	The removal of the Green Street designation from the north side of NE 51 st Street west of SR 520 in the Overlake neighborhood is not expected to affect updates to parking policies and regulations for Downtown.
C3	Policy & regulatory revisions in the Overlake Design District (Group Health)	The Overlake Design District update is unlikely to impact the update to parking policies and regulations for Downtown.
D1	Revise limits on restaurants in the Manufacturing Park zone (Pomegranate)	It is unlikely that changes in allowed restaurant seating in the Manufacturing Park zone will impact the update to parking policies and regulations for Downtown.
D2	Land use and zoning change from a Manufacturing Park (MP) designation to a Business Park (BP) designation for the Chee property.	It is unlikely that the proposal for the Chee property would impact updates to parking policies and regulations for Downtown.
D3	Land use and zoning change from a Manufacturing Park (MP) designation to a Business Park (BP) designation for the Kent property.	It is unlikely that the proposal for the Kent property would impact updates to parking policies and regulations for Downtown.
D4	Land use and zoning change from Multi-Family Urban/R-12 to General Commercial for the Richardson property	It is unlikely that the proposal for the Richardson property would impact updates to parking policies and regulations for Downtown.

Consistency with the Community Development Guide
The Planning Commission will evaluate consistency with the Community Development Guide as part of its individual review of the proposed updates to parking policies and regulations for Downtown.

Consistency with the Comprehensive Plan Amendment Criteria (Policy PI-16)	
Consistency with the Growth Management Act, the Procedural Criteria, VISION 2020 or its successor, and the Countywide Planning Policies	The Planning Commission will evaluate the consistency of the update to parking policies and regulations for Downtown with the Growth Management Act, the procedural criteria and the Countywide Planning Policies as part of the individual review of this amendment.
Consistency with the Comprehensive Plan, including the preferred land use pattern in the Land Use Element	The Planning Commission will evaluate the consistency of the proposed parking policies and regulations for Downtown with the Comprehensive Plan and preferred land use pattern as part of its individual review of the proposed update.
The capability of the land for development including the prevalence of sensitive areas	The Planning Commission will evaluate the capability of land for development, including the prevalence of sensitive areas as part of the individual review of the proposed updates to parking policies and regulations for Downtown.
The capacity of public facilities and services, and whether public facilities and services can be provided cost-effectively at the proposed density/intensity	The proposed update to parking policies and regulations do not change allowed land uses or intensities, but it does relate to public infrastructure (such as on-street parking). The Commission will evaluate the capacity of public facilities and services – specifically parking – as part of its individual review of this proposal.
Whether the proposed land use designations or uses are compatible with nearby land use designations or uses	The updates to parking policies and regulations in Downtown do not involve proposed changes to land use or intensity.
If the amendment proposes a change in allowed uses in an area, the need for the land uses which would be allowed and whether the change would result in the loss of capacity to accommodate other needed uses, especially whether the proposed change complies with policy HO-16, the City's policy of no-net loss of housing capacity	The proposal does not involve a land use change.
Potential general impacts to the natural environment, such as impact to critical areas and other natural resources	The potential general impacts to the natural environment, including critical areas and other natural resources, will be evaluated by the Planning Commission as part of the individual review of the proposed parking policies and regulations for Downtown.
Potential general economic impacts, such as impacts for business, residents, property owners, or City Government	The Planning Commission will evaluate the potential general economic impacts associated with the proposed parking policy and regulatory update for Downtown as part of the individual review of this amendment.

<p>For issues that have been considered within the last four annual updates, whether there has been a change in circumstances that makes the proposed amendment appropriate or whether the amendment is needed to remedy a mistake</p>	<p>N/A</p>
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Review Matrix ([return to Table of Contents](#))
Proposed 2007-08 Comprehensive Plan Amendments

AMENDMENT B3 – GENERAL SEWER PLAN UPDATE

Brief description of the proposed amendment:

The General Sewer Plan Update will extend the sewer planning horizon through 2013. The Plan will identify short- and long-term capital improvements that will be necessary to meet the proposed growth in the City based on the land use and growth projections provided by the Planning Department. It will evaluate the impact of the proposed growth on the existing sewer infrastructure within basin areas and will analyze the anticipated costs of needed improvements, which will be used by the City in preparing its capital improvements funding programs.

Relationship to other proposed 2007-08 amendments

	<i>Proposed Amendment</i>	<i>Impact on Subject Amendment</i>
A1	Update and Implement the Overlake Neighborhood Plan	Refinement and implementation of the Overlake Neighborhood Plan would likely need to be reflected in the updated General Sewer Plan.
A2	Update Viewpoint Neighborhood Plan	Updates to the Viewpoint Neighborhood Plan would potentially need to be reflected the updated General Sewer Plan
A3	Shoreline Master Program Update	This amendment is unlikely to impact the update to the General Sewer Plan.
A4	Updates to land use and transportation policies and regulations related to high capacity transit planning	Updates to policies and regulations relating to high capacity transit planning are unlikely to impact the General Sewer Plan update.
A5	Adoption of Financial Functional Plan and Other Functional Plan Updates	Information from the General Sewer Plan would be fed into the Financial Functional Plan, so the two updates are directly linked.
B1	Transportation Master Plan and Transportation Element Updates	It is possible that changes to the TMP could impact the General Sewer Plan update. For example, while it is unlikely that new road projects will be identified, new projects could provide space for sewer lines as well.
B2	Parking-related Policies & Regulations update to implement recommendations of Downtown parking management study group	It is unlikely that parking-related updates in Downtown will impact the General Sewer Plan update.
B3	General Sewer Plan Update	N/A

	<i>Proposed Amendment</i>	<i>Impact on Subject Amendment</i>
B4	Manufacturing and Business Park-related policies & regulations update	Changes to Manufacturing and Business Park-related policies and regulations could bear on the General Sewer Plan to the extent that updated policies and regulations would require additional (or less) public infrastructure investment.
B5	North Redmond “Wedge” Subarea Plan	If the North Redmond Wedge Subarea Plan results in changes to anticipated public infrastructure needs, that could affect the General Sewer Plan.
B6	Neighborhood Commercial Policy & Regulatory Update	It is unlikely that updates to Neighborhood Commercial policies and regulations would impact the General Sewer Plan update.
B7	Overlake single-family residential policy and regulatory update	Updates to policies and regulations in the single-family portion of the Overlake neighborhood could impact future General Sewer Plan updates if allowed land uses or development intensities are changed.
B8	Temporary Encampments Policy & Regulatory Update	It is unlikely that updates to policies and regulations related to temporary encampments will impact the General Sewer Plan update.
C1	Land use and zoning change for the 127-acre Keller property	The potential amendments to the Comprehensive Plan and Community Development Guide specific to the Keller property are unlikely to impact the General Sewer Plan update.
C2	Remove Green Street designation on portion of NE 51st Street	The removal of the Green Street designation from the north side of NE 51 st Street west of SR 520 in the Overlake neighborhood is not expected to affect the General Sewer Plan update.
C3	Policy & regulatory revisions in the Overlake Design District (Group Health)	If the amendment related to the Overlake Design District alters the public facility needs in a manner that is inconsistent with existing sewer plans, this would need to be reflected in the updated plans.
D1	Revise limits on restaurants in the Manufacturing Park zone (Pomegranate)	It is unlikely that changes in allowed restaurant seating in the Manufacturing Park zone will impact the General Sewer Plan update.
D2	Land use and zoning change from a Manufacturing Park (MP) designation to a Business Park (BP) designation for the Chee property.	It is unlikely that the Chee land use and zoning amendment would impact the General Sewer Plan update.

	<i>Proposed Amendment</i>	<i>Impact on Subject Amendment</i>
D3	Land use and zoning change from a Manufacturing Park (MP) designation to a Business Park (BP) designation for the Kent property.	It is unlikely that the Kent land use and zoning amendment would impact the General Sewer Plan update.
D4	Land use and zoning change from Multi-Family Urban/R-12 to General Commercial for the Richardson property	It is unlikely that the Richardson land use and zoning amendment would impact the General Sewer Plan update.

Consistency with the Community Development Guide	
The update of the General Sewer Plan is not expected to result in changes to the Development Guide.	
Consistency with the Comprehensive Plan Amendment Criteria (Policy PI-16)	
Consistency with the Growth Management Act, the Procedural Criteria, VISION 2020 or its successor, and the Countywide Planning Policies	The Planning Commission will evaluate the consistency of the General Sewer Plan with the Growth Management Act, the procedural criteria and the Countywide Planning Policies as part of the individual review of this amendment.
Consistency with the Comprehensive Plan, including the preferred land use pattern in the Land Use Element	The General Sewer Plan update is undertaken in order to achieve consistency with the preferred land use pattern as found in the Land Use Element.
The capability of the land for development including the prevalence of sensitive areas	The adoption of the General Sewer Plan does not change the preferred land use vision. This criterion is applicable to land use and capacity changes.
The capacity of public facilities and services, and whether public facilities and services can be provided cost-effectively at the proposed density/intensity	The adoption and update of the General Sewer Plan is unlikely to involve proposed changes to land use or intensity; therefore this criterion is not applicable.
Whether the proposed land use designations or uses are compatible with nearby land use designations or uses	The General Sewer Plan update is unlikely to involve proposed changes to land use or intensity; therefore this criterion is not applicable.

If the amendment proposes a change in allowed uses in an area, the need for the land uses which would be allowed and whether the change would result in the loss of capacity to accommodate other needed uses, especially whether the proposed change complies with policy HO-16, the City's policy of no-net loss of housing capacity	The adoption and update of functional plans are unlikely to involve proposed changes to land use or intensity; therefore this criterion is not applicable.
Potential general impacts to the natural environment, such as impact to critical areas and other natural resources	The potential general impacts to the natural environment, including critical areas and other natural resources, will be evaluated by the Planning Commission as part of the individual review of the General Sewer Plan update.
Potential general economic impacts, such as impacts for business, residents, property owners, or City Government	The Planning Commission will evaluate the potential general economic impacts associated with the General Sewer Plan update as part of its individual review of this item.
For issues that have been considered within the last four annual updates, whether there has been a change in circumstances that makes the proposed amendment appropriate or whether the amendment is needed to remedy a mistake	N/A

Review Matrix ([return to Table of Contents](#))
Proposed 2007-08 Comprehensive Plan Amendments

**AMENDMENT B4 –MANUFACTURING AND BUSINESS PARK-RELATED POLICIES
AND REGULATIONS UPDATE**

Brief description of the proposed amendment:

Recognizing that property owners have requested changes to permitted uses in Manufacturing Park zones as well as rezones from MP zoning to other zones, and recognizing that it would be desirable to undertake revisions related to manufacturing and related uses in both Manufacturing Park and Business Park zones comprehensively rather than piecemeal, the City proposes to undertake a thorough review of policies and regulations related to such uses and zones. This item could result in a variety of recommended changes to Manufacturing and Business Park-related policies and regulations, in zones where such uses are allowed, consistent with Redmond's long-term goals.

Relationship to other proposed 2007-08 amendments

	<i>Proposed Amendment</i>	<i>Impact on Subject Amendment</i>
A1	Update and Implement the Overlake Neighborhood Plan	Refinement and implementation of the Overlake Neighborhood Plan is unlikely to impact the proposed Manufacturing and Business Park-related policies and regulations update.
A2	Update Viewpoint Neighborhood Plan	Updates to the Viewpoint Neighborhood Plan would not impact the proposed Manufacturing and Business Park--related policies and regulations update.
A3	Shoreline Master Program Update	Updates to the Shoreline Master Program are unlikely to impact the proposed Manufacturing and Business Park--related policies and regulations.
A4	Updates to land use and transportation policies and regulations related to high capacity transit planning	Updates to policies and regulations relating to high capacity transit planning are unlikely to impact policies and regulations related to Manufacturing and Business Park uses.
A5	Adoption of Financial Functional Plan and Other Functional Plan Updates	Updates to the Financial Functional Plan or other functional plans are unlikely to impact proposed updates relating to Manufacturing and Business Park uses.
B1	Transportation Master Plan and Transportation Element Updates	It is unlikely that changes to the TMP and Transportation Element would impact proposed updates related to Manufacturing and Business Park uses.
B2	Parking-related Policies & Regulations update to implement recommendations of Downtown parking management study group	It is unlikely that parking-related updates in Downtown will impact policy and regulatory updates related to Manufacturing and Business Park uses.

	<i>Proposed Amendment</i>	<i>Impact on Subject Amendment</i>
B3	General Sewer Plan Update	It is unlikely that the General Sewer Plan update would impact updates to policies and regulations related to Manufacturing and Business Park uses.
B4	Manufacturing and Business Park-related policies & regulations update	N/A
B5	North Redmond “Wedge” Subarea Plan	It is unlikely that the Wedge Subarea Plan would impact proposed updates to policies and regulations related to Manufacturing and Business Park uses.
B6	Neighborhood Commercial Policy & Regulatory Update	It is unlikely that updates to Neighborhood Commercial policies and regulations would impact proposed updates to policies and regulations related to Manufacturing and Business Park uses.
B7	Overlake single-family residential policy and regulatory update	Updates to policies and regulations in the single-family portion of the Overlake neighborhood are not expected to impact updates to Manufacturing and Business Park-related policies and regulations.
B8	Temporary Encampments Policy & Regulatory Update	Updates to policies and regulations related to temporary encampments could affect updates to Manufacturing and Business Park-related policies and regulations, since the temporary encampment-related update could look at allowed uses and site requirements for a variety of zones.
C1	Land use and zoning change for the 127-acre Keller property	The potential amendments to the Comprehensive Plan and Community Development Guide specific to the Keller property are unlikely to impact proposed updates to policies and regulations related to Manufacturing and Business Park uses.
C2	Remove Green Street designation on portion of NE 51st Street	The removal of the Green Street designation from the north side of NE 51 st Street west of SR 520 in the Overlake neighborhood is not expected to impact proposed updates to policies and regulations related to Manufacturing and Business Park uses.
C3	Policy & regulatory revisions in the Overlake Design District (Group Health)	Policy and regulatory updates to the Overlake Design District are not expected to impact proposed updates to policies and regulations related to Manufacturing and Business Park uses.
D1	Revise limits on restaurants in the Manufacturing Park zone (Pomegranate)	The proposal to expand allowed seating could impact broader policy and regulatory changes related to Manufacturing and Business Park uses. The two proposals should be considered in light of their potential cumulative impacts.

	<i>Proposed Amendment</i>	<i>Impact on Subject Amendment</i>
D2	Land use and zoning change from a Manufacturing Park (MP) designation to a Business Park (BP) designation for the Chee property.	It is unlikely that the Chee land use and zoning amendment would impact the proposed updates to policies and regulations related to Manufacturing and Business Park uses. The reverse, however, is not true (see appropriate matrix).
D3	Land use and zoning change from a Manufacturing Park (MP) designation to a Business Park (BP) designation for the Kent property.	It is unlikely that the Kent land use and zoning amendment would impact the proposed updates to policies and regulations related to Manufacturing and Business Park uses. The reverse, however, is not true (see appropriate matrix).
D4	Land use and zoning change from Multi-Family Urban/R-12 to General Commercial for the Richardson property	It is unlikely that the Richardson land use and zoning amendment would impact the proposed updates to policies and regulations related to Manufacturing and Business Park uses.

Consistency with the Community Development Guide	
The Planning Commission will evaluate the proposed amendment related to manufacturing uses for consistency with the Community Development Guide as part of its individual review of the proposal.	
Consistency with the Comprehensive Plan Amendment Criteria (Policy PI-16)	
Consistency with the Growth Management Act, the Procedural Criteria, VISION 2020 or its successor, and the Countywide Planning Policies	The Planning Commission will evaluate the consistency of the proposed policy and regulatory amendments related to Manufacturing and Business Park uses with the Growth Management Act, the procedural criteria and the Countywide Planning Policies as part of the individual review of this amendment.
Consistency with the Comprehensive Plan, including the preferred land use pattern in the Land Use Element	The Planning Commission will evaluate the proposed policy and regulatory amendments related to Manufacturing and Business Park uses for consistency with the Comprehensive Plan and the preferred land use pattern as part of its individual review of the proposal.
The capability of the land for development including the prevalence of sensitive areas	The Planning Commission will review the proposal in light of the capability of the land for development as part of its individual review of this amendment.
The capacity of public facilities and services, and whether public facilities and services can be provided cost-effectively at the proposed density/intensity	The Planning Commission will evaluate whether the proposed Manufacturing and Business Park-related updates would continue to allow cost-effective public facilities and services provision as part of its individual review of the proposal.

Whether the proposed land use designations or uses are compatible with nearby land use designations or uses	The Planning Commission will review the proposed updates to policies and regulations related to Manufacturing and Business Park uses for compatibility with nearby land uses as part of its individual review of this proposal.
If the amendment proposes a change in allowed uses in an area, the need for the land uses which would be allowed and whether the change would result in the loss of capacity to accommodate other needed uses, especially whether the proposed change complies with policy HO-16, the City's policy of no-net loss of housing capacity	The Planning Commission will evaluate the extent to which the proposed policy and regulatory updates related to Manufacturing and Business Park uses would meet an existing land use need, and whether they would result in a net loss of housing.
Potential general impacts to the natural environment, such as impact to critical areas and other natural resources	The potential general impacts to the natural environment, including critical areas and other natural resources, will be evaluated by the Planning Commission as part of the individual review of this update.
Potential general economic impacts, such as impacts for business, residents, property owners, or City Government	The Planning Commission will evaluate the potential general economic impacts associated with changing policies and regulations related to Manufacturing and Business Park uses.
For issues that have been considered within the last four annual updates, whether there has been a change in circumstances that makes the proposed amendment appropriate or whether the amendment is needed to remedy a mistake	N/A

Review Matrix ([return to Table of Contents](#))
Proposed 2007-08 Comprehensive Plan Amendments

AMENDMENT B5 –NORTH REDMOND “WEDGE” SUBAREA PLAN

Brief description of the proposed amendment:

The North Redmond “Wedge” is the area bounded by Redmond-Woodinville Road, NE 109th Street, the Sammamish Valley, and the city limits. This proposal would amend the Comprehensive Plan and Community Development Guide to address items related to single-family residential development, vehicular access, neighborhood character, and redevelopment prior to a pending increase in allowed density which is scheduled to become effective in September 2008. It will also be coordinated with the transportation corridor studies along both Redmond-Woodinville Road and 154th Place NE.

Relationship to other proposed 2007-08 amendments

	<i>Proposed Amendment</i>	<i>Impact on Subject Amendment</i>
A1	Update and Implement the Overlake Neighborhood Plan	Refinement and implementation of the Overlake Neighborhood Plan is not expected to impact the Wedge Subarea Plan.
A2	Update Viewpoint Neighborhood Plan	Updates to the Viewpoint Neighborhood Plan are not expected to impact the Wedge Subarea Plan.
A3	Shoreline Master Program Update	Updates to the Shoreline Master Program are not expected to impact the Wedge Subarea Plan.
A4	Updates to land use and transportation policies and regulations related to high capacity transit planning	Updates to policies and regulations relating to high capacity transit planning are not expected to impact the Wedge Subarea Plan.
A5	Adoption of Financial Functional Plan and Other Functional Plan Updates	Updates to the Financial Functional Plan or other functional plans are not expected to impact the Wedge Subarea Plan.
B1	Transportation Master Plan and Transportation Element Updates	Changes to sidewalk standards in the TMP and/or Development Guide could potentially impact policy in the Wedge Subarea Plan since the Plan will address road corridor profiles especially along Redwood Road and 154 th Place NE.
B2	Parking-related Policies & Regulations update to implement recommendations of Downtown parking management study group	Parking-related updates in Downtown are not expected to impact the Wedge Subarea Plan.
B3	General Sewer Plan Update	The General Sewer Plan update could potentially impact the Wedge Subarea Plan since one of the challenges of residential development in the Wedge is the provision of utilities. The two amendments should be considered in light of that potential.

	<i>Proposed Amendment</i>	<i>Impact on Subject Amendment</i>
B4	Manufacturing and Business Park-related policies & regulations update	Manufacturing and Business Park-related policy and regulatory updates are not expected to impact the Wedge Subarea Plan.
B5	North Redmond “Wedge” Subarea Plan	N/A
B6	Neighborhood Commercial Policy & Regulatory Update	Neighborhood Commercial policies and regulations are not expected to impact the Wedge Subarea Plan.
B7	Overlake single-family residential policy and regulatory update	Updates to policies and regulations in the single-family portion of the Overlake neighborhood are not expected to impact the North Redmond Wedge Subarea Plan.
B8	Temporary Encampments Policy & Regulatory Update	It is unlikely that updates to policies and regulations related to temporary encampments will impact the North Redmond Wedge Subarea Plan.
C1	Land use and zoning change for the 127-acre Keller property	The potential amendments to the Comprehensive Plan and Community Development Guide specific to the Keller property are not expected to impact the Wedge Subarea Plan.
C2	Remove Green Street designation on portion of NE 51st Street	The removal of the Green Street designation from the north side of NE 51 st Street west of SR 520 in the Overlake neighborhood is not expected to impact the Wedge Subarea Plan.
C3	Policy & regulatory revisions in the Overlake Design District (Group Health)	Policy and regulatory updates to the Overlake Design District are not expected to impact the Wedge Subarea Plan.
D1	Revise limits on restaurants in the Manufacturing Park zone (Pomegranate)	The proposal to expand allowed seating in the MP zone is not expected to impact the Wedge Subarea Plan.
D2	Land use and zoning change from a Manufacturing Park (MP) designation to a Business Park (BP) designation for the Chee property.	The Chee land use and zoning amendment is not expected to impact the Wedge Subarea Plan.
D3	Land use and zoning change from a Manufacturing Park (MP) designation to a Business Park (BP) designation for the Kent property.	The Kent land use and zoning amendment is not expected to impact the Wedge Subarea Plan.
D4	Land use and zoning change from Multi-Family Urban/R-12 to General Commercial for the Richardson property	The Richardson land use and zoning amendment is not expected to impact the Wedge Subarea Plan.

Consistency with the Community Development Guide	
The Planning Commission will evaluate the proposed Wedge Subarea Plan with the Community Development Guide as part of its individual review of the proposal.	
Consistency with the Comprehensive Plan Amendment Criteria (Policy PI-16)	
Consistency with the Growth Management Act, the Procedural Criteria, VISION 2020 or its successor, and the Countywide Planning Policies	The Planning Commission will evaluate the consistency of the proposed Wedge Subarea Plan with the Growth Management Act, procedural criteria, and the Countywide Planning Policies as part of the individual review of this amendment.
Consistency with the Comprehensive Plan, including the preferred land use pattern in the Land Use Element	The Wedge Subarea Plan is not expected to change allowed uses or development intensities in the North Redmond Wedge.
The capability of the land for development including the prevalence of sensitive areas	The Planning Commission will review the Wedge Subarea Plan in light of the capability of the land for development as part of its individual review of this amendment. Indeed, unusual development challenges of the land in this area are one driver to completing the Plan.
The capacity of public facilities and services, and whether public facilities and services can be provided cost-effectively at the proposed density/intensity	The Planning Commission will evaluate whether the Wedge Subarea Plan would result in the provision of cost-effective public facilities and services as part of its individual review of the proposal.
Whether the proposed land use designations or uses are compatible with nearby land use designations or uses	The Wedge Subarea Plan is not expected to result in changes to allowed uses or intensity of development, and therefore is not expected to bear significantly on land use compatibility.
If the amendment proposes a change in allowed uses in an area, the need for the land uses which would be allowed and whether the change would result in the loss of capacity to accommodate other needed uses, especially whether the proposed change complies with policy HO-16, the City's policy of no-net loss of housing capacity	The Subarea Plan is not expected to result in changes to allowed uses.
Potential general impacts to the natural environment, such as impact to critical areas and other natural resources	The potential general impacts to the natural environment, including critical areas and other natural resources, will be evaluated by the Planning Commission as part of the individual review of this update.
Potential general economic impacts, such as impacts for business, residents, property owners, or City Government	The Planning Commission will evaluate the potential general economic impacts associated with changing policies and regulations related to residential development in the Wedge area as part of its individual review of this proposal.

<p>For issues that have been considered within the last four annual updates, whether there has been a change in circumstances that makes the proposed amendment appropriate or whether the amendment is needed to remedy a mistake</p>	<p>This amendment follows the North Redmond Neighborhood Plan update and is necessary because this portion of the North Redmond neighborhood presents special challenges to residential development not present in other parts of the neighborhood.</p>
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Review Matrix ([return to Table of Contents](#))
Proposed 2007-08 Comprehensive Plan Amendments

**AMENDMENT B6 –NEIGHBORHOOD COMMERCIAL POLICY & REGULATORY
UPDATE**

Brief description of the proposed amendment:

This proposal would institute updated regulations for the Neighborhood Commercial zone, taking direction from adopted Comprehensive Plan Policy, but also updating Plan policy as needed to address the current needs and interests related to neighborhood commercial as it may exist within close proximity to predominantly single-family residential areas.

Relationship to other proposed 2007-08 amendments

	<i>Proposed Amendment</i>	<i>Impact on Subject Amendment</i>
A1	Update and Implement the Overlake Neighborhood Plan	Refinement and implementation of the Overlake Neighborhood Plan is not expected to impact policy and regulatory updates related to the Neighborhood Commercial zone since none of Overlake is zoned NC.
A2	Update Viewpoint Neighborhood Plan	Updates to the Viewpoint Neighborhood Plan may impact updates to policies and regulations governing the NC zone, since issues raised through that neighborhood planning process could shed light on the appropriate regulatory framework for the NC zone.
A3	Shoreline Master Program Update	Updates to the Shoreline Master Program are not expected to impact policy and regulatory updates related to the Neighborhood Commercial zone.
A4	Updates to land use and transportation policies and regulations related to high capacity transit planning	Updates to the policies and regulations relating to high capacity transit planning are not expected to impact policy and regulatory updates related to the Neighborhood Commercial zone.
A5	Adoption of Financial Functional Plan and Other Functional Plan Updates	Updates to the Financial Functional Plan or other functional plans are not expected to impact policy and regulatory updates related to the Neighborhood Commercial zone.
B1	Transportation Master Plan and Transportation Element Updates	Updates to the TMP and Transportation Element are unlikely to impact policy and regulatory updates related to the Neighborhood Commercial zone.
B2	Parking-related Policies & Regulations update to implement recommendations of Downtown parking management study group	Parking-related updates in Downtown are not expected to impact policy and regulatory updates related to the Neighborhood Commercial zone.

	<i>Proposed Amendment</i>	<i>Impact on Subject Amendment</i>
B3	General Sewer Plan Update	The General Sewer Plan update is not expected to impact policy and regulatory updates related to the Neighborhood Commercial zone.
B4	Manufacturing and Business Park-related policies & regulations update	Manufacturing and Business Park-related policy and regulatory updates are not expected to impact policy and regulatory updates related to the Neighborhood Commercial zone.
B5	North Redmond “Wedge” Subarea Plan	The North Redmond Wedge Subarea Plan is not expected to impact policy and regulatory updates related to the Neighborhood Commercial zone.
B6	Neighborhood Commercial Policy & Regulatory Update	N/A
B7	Overlake single-family residential policy and regulatory update	Updates to policies and regulations in the single-family portion of the Overlake neighborhood could influence the shape of Neighborhood Commercial policies and regulations to the extent that residents in Overlake single-family areas show interest in the concept of Neighborhood Commercial uses in the area.
B8	Temporary Encampments Policy & Regulatory Update	Updates to policies and regulations related to temporary encampments could affect updates to Neighborhood Commercial policies and regulations, since the temporary encampment-related update could look at allowed uses and site requirements for a variety of zones.
C1	Land use and zoning change for the 127-acre Keller property	The potential amendments to the Comprehensive Plan and Community Development Guide specific to the Keller property are not expected to impact policy and regulatory updates related to the Neighborhood Commercial zone.
C2	Remove Green Street designation on portion of NE 51st Street	The removal of the Green Street designation from the north side of NE 51 st Street west of SR 520 in the Overlake neighborhood is not expected to impact policy and regulatory updates related to the Neighborhood Commercial zone.
C3	Policy & regulatory revisions in the Overlake Design District (Group Health)	Policy and regulatory updates to the Overlake Design District are not expected to impact policy and regulatory updates related to the Neighborhood Commercial zone.
D1	Revise limits on restaurants in the Manufacturing Park zone (Pomegranate)	The proposal to expand allowed seating in the MP zone is not expected to impact policy and regulatory updates related to the Neighborhood Commercial zone.
D2	Land use and zoning change from a Manufacturing Park (MP) designation to a Business Park (BP) designation for the Chee property.	The Chee land use and zoning amendment is not expected to impact policy and regulatory updates related to the Neighborhood Commercial zone.

	<i>Proposed Amendment</i>	<i>Impact on Subject Amendment</i>
D3	Land use and zoning change from a Manufacturing Park (MP) designation to a Business Park (BP) designation for the Kent property.	The Kent land use and zoning amendment is not expected to impact policy and regulatory updates related to the Neighborhood Commercial zone.
D4	Land use and zoning change from Multi-Family Urban/R-12 to General Commercial for the Richardson property	The Richardson land use and zoning amendment is not expected to impact policy and regulatory updates related to the Neighborhood Commercial zone.

Consistency with the Community Development Guide	
The Planning Commission will evaluate the proposed policy and regulatory updates related to the Neighborhood Commercial zone as part of its individual review of the proposal.	
Consistency with the Comprehensive Plan Amendment Criteria (Policy PI-16)	
Consistency with the Growth Management Act, the Procedural Criteria, VISION 2020 or its successor, and the Countywide Planning Policies	The Planning Commission will evaluate the consistency of the proposed changes related to the NC zone with the Growth Management Act, procedural criteria, and the Countywide Planning Policies as part of the individual review of this amendment.
Consistency with the Comprehensive Plan, including the preferred land use pattern in the Land Use Element	The Planning Commission will evaluate the consistency of the proposed changes related to the NC zone with the Comprehensive Plan and the preferred land use vision as part of its individual review of this amendment.
The capability of the land for development including the prevalence of sensitive areas	The Planning Commission will review the changes related to the NC zone in light of the capability of the land for development as part of its individual review of this amendment. Note that the amendment is not site-specific.
The capacity of public facilities and services, and whether public facilities and services can be provided cost-effectively at the proposed density/intensity	The Planning Commission will evaluate whether the changes related to the NC zone would result in the ability to provide cost-effective public facilities and services as part of its individual review of the proposal.
Whether the proposed land use designations or uses are compatible with nearby land use designations or uses	The Planning Commission will evaluate whether the changes related to the NC zone would result in land use compatibility problems as part of its individual review of this amendment.

If the amendment proposes a change in allowed uses in an area, the need for the land uses which would be allowed and whether the change would result in the loss of capacity to accommodate other needed uses, especially whether the proposed change complies with policy HO-16, the City's policy of no-net loss of housing capacity	The Planning Commission will evaluate the need for uses typical of those proposed as part of the changes to the NC zone as part of its individual review of this amendment. It will also evaluate whether the changes would result in a net loss of housing.
Potential general impacts to the natural environment, such as impact to critical areas and other natural resources	The potential general impacts to the natural environment, including critical areas and other natural resources, will be evaluated by the Planning Commission as part of the individual review of this update.
Potential general economic impacts, such as impacts for business, residents, property owners, or City Government	The Planning Commission will evaluate the potential general economic impacts associated with changing policies and regulations related to the Neighborhood Commercial zone as part of its individual review of this proposal.
For issues that have been considered within the last four annual updates, whether there has been a change in circumstances that makes the proposed amendment appropriate or whether the amendment is needed to remedy a mistake	N/A

Review Matrix ([return to Table of Contents](#))
Proposed 2007-08 Comprehensive Plan Amendments
AMENDMENT B7 – OVERLAKE SINGLE-FAMILY RESIDENTIAL POLICY & REGULATORY UPDATE

Brief description of the proposed amendment:

The Overlake Neighborhood Plan update focuses on the employment and retail areas of Overlake while updating single-family-related policies and regulations for formatting consistency. This amendment will address substantive issues specific to the single-family residential portion of Overlake, such as provisions related to residential design standards, cottage housing, and opportunities for neighborhood commercial. Much of the public process for this amendment is expected to overlap with the public process for the Viewpoint Neighborhood update (see [item A2](#)).

Relationship to other proposed 2007-08 amendments

	<i>Proposed Amendment</i>	<i>Impact on Subject Amendment</i>
A1	Update and Implement the Overlake Neighborhood Plan	The implementation and refinement of the Overlake Neighborhood Plan will have some effect on updates to the single-family residential portions of the Overlake neighborhood. The Overlake Neighborhood Plan update will update single-family policies and regulations for consistency in formatting, while further updates to the substance of single-family-related policies and regulations will be coordinated through the Viewpoint Neighborhood Plan update.
A2	Update Viewpoint Neighborhood Plan	The Viewpoint Neighborhood Plan update is likely to influence policy and regulatory updates to the single-family portion of Overlake since the two public processes will overlap considerably. Also, since the areas are adjacent to one another, they share some common issues, for example, their mutual proximity to the employment and mixed-use portions of Overlake.
A3	Shoreline Master Program Update	Changes to shoreline regulations are not expected to impact the single-family residential portions of the Overlake neighborhood since they are not within the shoreline jurisdiction.
A4	Updates to land use and transportation policies and regulations related to high capacity transit planning	The updates to land use and transportation policies and regulations related to high capacity transit (HCT) planning are unlikely to affect the update of the single-family residential portions of the Overlake neighborhood.
A5	Adoption of Financial Functional Plan and Other Functional Plan Updates	It is unlikely that the adoption of the Financial Functional Plan will affect policy and regulatory updates regarding the single-family residential portions of the Overlake neighborhood.

	<i>Proposed Amendment</i>	<i>Impact on Subject Amendment</i>
B1	Transportation Master Plan and Transportation Element Updates	It is unlikely that updates to the TMP and Transportation Element would impact policy and regulatory updates regarding single-family residential portions of the Overlake neighborhood.
B2	Parking-related Policies & Regulations update to implement recommendations of Downtown parking management study group	Updates to parking policies and regulations in the Downtown area are unlikely to affect policy and regulatory updates regarding single-family residential portions of the Overlake neighborhood.
B3	General Sewer Plan Update	The General Sewer Plan Update will take into account development potential, and thus sewer service demand, in the single-family residential portions of the Overlake neighborhood.
B4	Manufacturing and Business Park-related policies & regulations update	It is unlikely that changes to Manufacturing and Business Park-related policies and regulations will impact policy and regulatory updates regarding single-family residential portions of the Overlake neighborhood since the area is residential.
B5	North Redmond “Wedge” Subarea Plan	It is unlikely that the “Wedge” Subarea Plan would impact policy and regulatory updates regarding single-family residential portions of the Overlake neighborhood.
B6	Neighborhood Commercial Policy & Regulatory Update	It is possible that changes to Neighborhood Commercial policies and regulations would impact policy and regulatory updates regarding single-family residential portions of the Overlake neighborhood since it is possible that the updates could include recommending locations for Neighborhood Commercial zoning.
B7	Overlake single-family residential policy and regulatory update	N/A
B8	Temporary Encampments Policy & Regulatory Update	It is unlikely that updates to policies and regulations related to temporary encampments will impact policy and regulatory updates regarding single-family residential portions of the Overlake neighborhood
C1	Land use and zoning change for the 127-acre Keller property	It is unlikely that the potential amendments to the Comprehensive Plan and Community Development Guide specific to the Keller property will affect policy and regulatory updates regarding single-family residential portions of the Overlake neighborhood.

	<i>Proposed Amendment</i>	<i>Impact on Subject Amendment</i>
C2	Remove Green Street designation on portion of NE 51st Street	The removal of the Green Street designation from the north side of NE 51 st Street west of SR 520 in the Overlake neighborhood may change the character of future development in that area, which is adjacent to single-family portions of Overlake, and so could potentially influence decision-making during the neighborhood planning process.
C3	Policy & regulatory revisions in the Overlake Design District (Group Health)	Changes to the Overlake Design District policies and regulations are being considered in coordination with the Overlake Neighborhood Plan update. That plan update could, as noted in row A1, have some effect on planning for the single-family residential portions of Overlake due to their proximity to one another.
D1	Revise limits on restaurants in the Manufacturing Park zone (Pomegranate)	It is unlikely that changes in allowed restaurant seating in the Manufacturing Park zone will impact policy and regulatory updates regarding single-family residential portions of the Overlake neighborhood since none of the area is zoned as a Manufacturing Park.
D2	Land use and zoning change from a Manufacturing Park (MP) designation to a Business Park (BP) designation for the Chee property.	The potential change from a Manufacturing Park to Business Park zone, with the intent of developing a residential/mixed-use building, is unlikely to affect policy and regulatory updates regarding single-family residential portions of the Overlake neighborhood.
D3	Land use and zoning change from a Manufacturing Park (MP) designation to a Business Park (BP) designation for the Kent property.	The potential change from a Manufacturing Park to Business Park zone, with the intent of developing a residential/mixed-use building, is unlikely to affect policy and regulatory updates regarding single-family residential portions of the Overlake neighborhood.
D4	Land use and zoning change from Multi-Family Urban/R-12 to General Commercial for the Richardson property	The potential change from a Multi-Family Urban designation to a General Commercial Designation is unlikely to affect policy and regulatory updates regarding single-family residential portions of the Overlake neighborhood.

Consistency with the Community Development Guide
There are likely to be amendments required to either the text or maps of the Redmond Community Development Guide to help implement updates to the neighborhood plan. Overall consistency with the Community Development Guide will be evaluated as part of the Planning Commission's review of updates to the neighborhood plan.

Consistency with the Comprehensive Plan Amendment Criteria (Policy PI-16)	
Consistency with the Growth Management Act, the Procedural Criteria, VISION 2020 or its successor, and the Countywide Planning Policies	The Planning Commission will evaluate the consistency of the proposed policy and regulatory updates regarding single-family residential portions of the Overlake neighborhood with the Growth Management Act, the procedural criteria and the Countywide Planning Policies as part of the individual review of this amendment.
Consistency with the Comprehensive Plan, including the preferred land use pattern in the Land Use Element	The Planning Commission will evaluate the consistency of the amendment with the Comprehensive Plan policies and the preferred land use pattern in the Land Use Element as part of the individual review of policy and regulatory updates regarding single-family residential portions of the Overlake neighborhood.
The capability of the land for development including the prevalence of sensitive areas	The Planning Commission will evaluate the capability of land for development, including the prevalence of sensitive areas as part of the individual review of policy and regulatory updates regarding single-family residential portions of the Overlake neighborhood.
The capacity of public facilities and services, and whether public facilities and services can be provided cost-effectively at the proposed density/intensity	The capacity of public facilities and services and whether public facilities and services can be provided cost effectively at the intensity allowed will be considered as part of the individual review of policy and regulatory updates regarding single-family residential portions of the Overlake neighborhood, as well as through any resulting site specific development proposals.
Whether the proposed land use designations or uses are compatible with nearby land use designations or uses	The neighborhood planning process includes discussion of nearby land use designations or uses and will be evaluated through the updates to these criteria in the neighborhood plan.
If the amendment proposes a change in allowed uses in an area, the need for the land uses which would be allowed and whether the change would result in the loss of capacity to accommodate other needed uses, especially whether the proposed change complies with policy HO-16, the City's policy of no-net loss of housing capacity	Some of the action taken to implement policy and regulatory updates regarding single-family residential portions of the Overlake neighborhood may include changes in land use. Net impact to housing capacity will be evaluated as part of the Planning Commission's individual review of this amendment.
Potential general impacts to the natural environment, such as impact to critical areas and other natural resources	Potential general impacts to the natural environment could include those associated with general housing and infill development. The Planning Commission will evaluate those impacts as part of its individual review of the amendment.

<p>Potential general economic impacts, such as impacts for business, residents, property owners, or City Government</p>	<p>The Planning Commission will evaluate the potential general economic impacts related to policy and regulatory updates regarding single-family residential portions of the Overlake neighborhood as part of the individual review of this update.</p>
<p>For issues that have been considered within the last four annual updates, whether there has been a change in circumstances that makes the proposed amendment appropriate or whether the amendment is needed to remedy a mistake</p>	<p>N/A</p>

Review Matrix ([return to Table of Contents](#))
Proposed 2007-08 Comprehensive Plan Amendments
AMENDMENT B8 – TEMPORARY ENCAMPMENTS POLICY & REGULATORY UPDATE

Brief description of the proposed amendment:

In 2007 the City approved a temporary use permit for a temporary encampment on local church property. This amendment would evaluate the City’s policy and regulatory framework for permitting such encampments and recommend alternative updates in order to improve the public process associated with such uses. The amendment will also consider issues including but not limited to when, where, how, and for how long such uses should be permitted, and the appropriate underlying policy framework.

Relationship to other proposed 2007-08 amendments

	<i>Proposed Amendment</i>	<i>Impact on Subject Amendment</i>
A1	Update and Implement the Overlake Neighborhood Plan	The implementation and refinement of the Overlake Neighborhood Plan is unlikely to impact policy and regulatory updates related to temporary encampments.
A2	Update Viewpoint Neighborhood Plan	The Viewpoint Neighborhood Plan update is unlikely to impact policy and regulatory updates related to temporary encampments.
A3	Shoreline Master Program Update	Changes to shoreline regulations are unlikely to impact policy and regulatory updates related to temporary encampments.
A4	Updates to land use and transportation policies and regulations related to high capacity transit planning	The updates to land use and transportation policies and regulations related to high capacity transit (HCT) planning are unlikely to impact policy and regulatory updates related to temporary encampments.
A5	Adoption of Financial Functional Plan and Other Functional Plan Updates	It is unlikely that the adoption of the Financial Functional Plan will impact policy and regulatory updates related to temporary encampments.
B1	Transportation Master Plan and Transportation Element Updates	It is unlikely that updates to the TMP and Transportation Element would impact policy and regulatory updates related to temporary encampments.
B2	Parking-related Policies & Regulations update to implement recommendations of Downtown parking management study group	Updates to parking policies and regulations in the Downtown area are unlikely to impact policy and regulatory updates related to temporary encampments.
B3	General Sewer Plan Update	The General Sewer Plan update is unlikely to impact policy and regulatory updates related to temporary encampments.

	<i>Proposed Amendment</i>	<i>Impact on Subject Amendment</i>
B4	Manufacturing and Business Park-related policies & regulations update	It is unlikely that changes to Manufacturing and Business Park-related policies and regulations will impact policy and regulatory updates related to temporary encampments.
B5	North Redmond “Wedge” Subarea Plan	It is unlikely that the “Wedge” Subarea Plan would impact policy and regulatory updates related to temporary encampments.
B6	Neighborhood Commercial Policy & Regulatory Update	It is unlikely that changes to Neighborhood Commercial policies and regulations would impact policy and regulatory updates related to temporary encampments.
B7	Overlake single-family residential policy and regulatory update	Changes to single-family residential policies and regulations in the Overlake neighborhood are unlikely to impact policy and regulatory updates related to temporary encampments.
B8	Temporary Encampments Policy & Regulatory Update	N/A
C1	Land use and zoning change for the 127-acre Keller property	It is unlikely that the potential amendments to the Comprehensive Plan and Community Development Guide specific to the Keller property will impact policy and regulatory updates related to temporary encampments.
C2	Remove Green Street designation on portion of NE 51st Street	The removal of the Green Street designation from the north side of NE 51 st Street west of SR 520 in the Overlake neighborhood is unlikely to impact policy and regulatory updates related to temporary encampments.
C3	Policy & regulatory revisions in the Overlake Design District (Group Health)	Changes to the Overlake Design District policies and regulations are unlikely to impact policy and regulatory updates related to temporary encampments.
D1	Revise limits on restaurants in the Manufacturing Park zone (Pomegranate)	It is unlikely that changes in allowed restaurant seating in the Manufacturing Park zone will impact policy and regulatory updates related to temporary encampments.
D2	Land use and zoning change from a Manufacturing Park (MP) designation to a Business Park (BP) designation for the Chee property.	The potential change from a Manufacturing Park to Business Park zone, with the intent of developing a residential/mixed-use building, is unlikely to impact policy and regulatory updates related to temporary encampments.
D3	Land use and zoning change from a Manufacturing Park (MP) designation to a Business Park (BP) designation for the Kent property.	The potential change from a Manufacturing Park to Business Park zone, with the intent of developing a residential/mixed-use building, is unlikely to impact policy and regulatory updates related to temporary encampments.
D4	Land use and zoning change from Multi-Family Urban/R-12 to General Commercial for the Richardson property	The potential change from a Multi-Family Urban designation to a General Commercial Designation is unlikely to impact policy and regulatory updates related to temporary encampments.

Consistency with the Community Development Guide	
There are likely to be amendments required to either the text or maps of the Redmond Community Development Guide to help implement updates to the neighborhood plan. Overall consistency with the Community Development Guide will be evaluated as part of the Planning Commission's review of updates to the neighborhood plan.	
Consistency with the Comprehensive Plan Amendment Criteria (Policy PI-16)	
Consistency with the Growth Management Act, the Procedural Criteria, VISION 2020 or its successor, and the Countywide Planning Policies	The Planning Commission will evaluate the consistency of the proposed policy and regulatory updates regarding single-family residential portions of the Overlake neighborhood with the Growth Management Act, the procedural criteria and the Countywide Planning Policies as part of the individual review of this amendment.
Consistency with the Comprehensive Plan, including the preferred land use pattern in the Land Use Element	The Planning Commission will evaluate the consistency of the amendment with the Comprehensive Plan policies and the preferred land use pattern in the Land Use Element as part of the individual review of policy and regulatory updates regarding single-family residential portions of the Overlake neighborhood.
The capability of the land for development including the prevalence of sensitive areas	The Planning Commission will evaluate the capability of land for development, including the prevalence of sensitive areas as part of the individual review of policy and regulatory updates regarding single-family residential portions of the Overlake neighborhood.
The capacity of public facilities and services, and whether public facilities and services can be provided cost-effectively at the proposed density/intensity	The capacity of public facilities and services and whether public facilities and services can be provided cost effectively at the intensity allowed will be considered as part of the individual review of policy and regulatory updates regarding single-family residential portions of the Overlake neighborhood, as well as through any resulting site specific development proposals.
Whether the proposed land use designations or uses are compatible with nearby land use designations or uses	The neighborhood planning process includes discussion of nearby land use designations or uses and will be evaluated through the updates to these criteria in the neighborhood plan.
If the amendment proposes a change in allowed uses in an area, the need for the land uses which would be allowed and whether the change would result in the loss of capacity to accommodate other needed uses, especially whether the proposed change complies with policy HO-16, the City's policy of no-net loss of housing capacity	Some of the action taken to implement policy and regulatory updates regarding single-family residential portions of the Overlake neighborhood may include changes in land use. Net impact to housing capacity will be evaluated as part of the Planning Commission's individual review of this amendment.

Potential general impacts to the natural environment, such as impact to critical areas and other natural resources	Potential general impacts to the natural environment could include those associated with general housing and infill development. The Planning Commission will evaluate those impacts as part of its individual review of the amendment.
Potential general economic impacts, such as impacts for business, residents, property owners, or City Government	The Planning Commission will evaluate the potential general economic impacts related to policy and regulatory updates regarding single-family residential portions of the Overlake neighborhood as part of the individual review of this update.
For issues that have been considered within the last four annual updates, whether there has been a change in circumstances that makes the proposed amendment appropriate or whether the amendment is needed to remedy a mistake	N/A

Review Matrix ([return to Table of Contents](#))
Proposed 2007-08 Comprehensive Plan Amendments

AMENDMENT C1 – LAND USE AND ZONING CHANGE FOR 127-ACRE KELLER PROPERTY

Brief description of the proposed amendment:

The Keller property is located between NE Union Hill Road and Avondale Rd NE in the Bear Creek neighborhood. The applicant is seeking a land use designation of Design District and zoning designation of Bear Creek Design District. The proposed amendment would also involve development of a master plan for the Keller Farm. The property is currently designated primarily Semi-Rural (RA-5 zoning), with small portions designated Single-Family Urban (R-6 zoning) and Business Park (BP zoning).

The applicant's purpose for the proposed amendment is to allow for the development of Retirement Residences, clustering the site and building improvements in the northwestern area of the property and permanently protecting and preserving approximately 115 acres as open space.

The development would total approximately 155 living units located on approximately nine developable acres of the 127-acre Keller property. The proposal is to accommodate approximately 145 units in a main building, seven bungalows, and housing for employees. Ten percent of all the dwellings are proposed to be made affordable to those earning up to 80% of countywide median income.

The applicant also proposes to assist with or provide:

- Reconnecting portions of the floodplain and associated wetlands through off channel rearing areas and restoration of degraded areas.
- Day-lighting and re-routing a portion of a piped and ditched watercourse southward through the site and connecting it with Bear Creek.
- Enhancing wetlands and stream and wetland buffers on the site for the maintenance and protection of critical habitat.
- Providing an easement to the City of Redmond to allow the City to reroute and enhance Evans Creek.
- Provision of easements through the site to connect City trails.

Relationship to other proposed 2007-08 amendments

	<i>Proposed Amendment</i>	<i>Impact on Subject Amendment</i>
A1	Update and Implement the Overlake Neighborhood Plan	It is unlikely that the implementation and refinement of the Overlake Neighborhood Plan will affect the amendment related to the Keller property.
A2	Update Viewpoint Neighborhood Plan	It is unlikely that the update to the Viewpoint Neighborhood Plan would affect the amendment related to the Keller property.

	<i>Proposed Amendment</i>	<i>Impact on Subject Amendment</i>
A3	Shoreline Master Program Update	Although the Keller property includes shorelines of the state, the applicant proposes to place structures outside of the shoreline jurisdictions. Therefore, it is unlikely that the SMP update will affect the Keller property proposal.
A4	Updates to land use and transportation policies and regulations related to high capacity transit planning	It is unlikely that updates to land use and transportation policies and regulations related to high capacity transit planning will affect the Keller property proposal.
A5	Adoption of Financial Functional Plan and Other Functional Plan Updates	The potential adoption or update of functional plans to implement the Comprehensive Plan is unlikely to affect the amendment related to the Keller property.
B1	Transportation Master Plan and Transportation Element Updates	TMP and Transportation Element updates are unlikely to impact the Keller Farm proposal.
B2	Parking-related Policies & Regulations update to implement recommendations of Downtown parking management study group	It is unlikely that updates to policies and regulations related to parking in Downtown will impact the Keller property amendment.
B3	General Sewer Plan Update	It is unlikely that the General Sewer Plan Update will impact the Keller property amendment.
B4	Manufacturing and Business Park-related policies & regulations update	It is unlikely that updates to Manufacturing and Business Park-related policies and regulations will impact the Keller property amendment.
B5	North Redmond “Wedge” Subarea Plan	It is unlikely that the North Redmond Wedge Subarea Plan would impact the proposal for the Keller Farm.
B6	Neighborhood Commercial Policy & Regulatory Update	It is unlikely that changes to Neighborhood Commercial policies and regulations would impact the proposal for the Keller Farm.
B7	Overlake single-family residential policy and regulatory update	Updates to policies and regulations in the single-family portion of the Overlake neighborhood are not expected to impact the land use and zoning change for the Keller property.
B8	Temporary Encampments Policy & Regulatory Update	It is unlikely that updates to policies and regulations related to temporary encampments will impact the proposed land-use and zoning change on the Keller property.
C1	Land use and zoning change for the 127-acre Keller property	N/A
C2	Remove Green Street designation on portion of NE 51st Street	The removal of the Green Streets designation from the north side of NE 51 st Street in the Overlake neighborhood will not affect the amendment related to the Keller property.

	<i>Proposed Amendment</i>	<i>Impact on Subject Amendment</i>
C3	Policy & regulatory revisions in the Overlake Design District (Group Health)	Proposed changes to the Overlake Design District policies and regulations are unlikely to affect the amendment related to the Keller property.
D1	Revise limits on restaurants in the Manufacturing Park zone (Pomegranate)	It is unlikely that changes in allowed restaurant seating in the Manufacturing Park zone will impact the Keller property proposal.
D2	Land use and zoning change from a Manufacturing Park (MP) designation to a Business Park (BP) designation for the Chee property.	It is unlikely that the land-use change contemplated on the Chee property would impact the proposal for the Keller property.
D3	Land use and zoning change from a Manufacturing Park (MP) designation to a Business Park (BP) designation for the Kent property.	It is unlikely that the land-use change contemplated on the Kent property would impact the proposal for the Keller property.
D4	Land use and zoning change from Multi-Family Urban/R-12 to General Commercial for the Richardson property	The potential change from a Multi-Family Urban designation to a General Commercial Designation is unlikely to affect the Keller property amendment.

Consistency with the Community Development Guide	
There will likely be a number of amendments required to the text and maps of the Redmond Community Development Guide in connection with this proposal. Overall consistency with the Community Development Guide will be evaluated as part of the Planning Commission's individual review of this proposal.	
Consistency with the Comprehensive Plan Amendment Criteria (Policy PI-16)	
Consistency with the Growth Management Act, the Procedural Criteria, VISION 2020 or its successor, and the Countywide Planning Policies	The Planning Commission will evaluate the consistency of the proposed changes to the Keller property with the Growth Management Act, the procedural criteria and the Countywide Planning Policies as part of the individual review of this amendment.
Consistency with the Comprehensive Plan, including the preferred land use pattern in the Land Use Element	The Planning Commission will evaluate the consistency of the amendment with the Comprehensive Plan policies and the preferred land use pattern in the Land Use Element as part of the individual review of the proposed changes to the Keller property.

The capability of the land for development including the prevalence of sensitive areas	The Planning Commission will evaluate the capability of land for development, including the prevalence of sensitive areas as part of the individual review of the proposed changes to the Keller property.
The capacity of public facilities and services, and whether public facilities and services can be provided cost-effectively at the proposed density/intensity	The capacity of public facilities and services and whether public facilities and services can be provided cost effectively at the intensity allowed will be considered as part of the individual review of the proposed changes to the Keller property, as well as through any resulting site specific development proposals. Further, the amendment proposes to assist the City in providing a future City of Redmond stormwater facility.
Whether the proposed land use designations or uses are compatible with nearby land use designations or uses	The Planning Commission will evaluate whether the proposed land use designations and uses are compatible with nearby land use designations and uses. The development on the site would be clustered in the northwestern area of the property near adjacent properties designated Multi-Family Urban and zoned R-12 and designated Single-Family Urban and zoned R-6, respectively.
If the amendment proposes a change in allowed uses in an area, the need for the land uses which would be allowed and whether the change would result in the loss of capacity to accommodate other needed uses, especially whether the proposed change complies with policy HO-16, the City's policy of no-net loss of housing capacity	The amendment is expected to result in a net increase in housing capacity compared to the existing base zoning capacity.
Potential general impacts to the natural environment, such as impact to critical areas and other natural resources	Potential general impacts to the natural environment include those associated with general housing development. Some negative impacts to the environment may be mitigated through the clustering of development on the site and the preservation of approximately 115 acres as open space. Improvements to the natural environment are proposed by day-lighting and re-routing a portion of a piped and ditched watercourse, enhancing existing wetlands and stream and wetland buffer areas on the site for the protection and maintenance of habitat, and providing an easement to the City of Redmond to allow the City to re-route and enhance Evans Creek.

<p>Potential general economic impacts, such as impacts for business, residents, property owners, or City Government</p>	<p>Potential general economic impacts resulting from this amendment may include investment in infrastructure, provision of a variety of job opportunities, and support for local service providers (such as physicians and landscape companies). The development is estimated to provide approximately 115 full-time-equivalent employment opportunities, and could provide affordable housing to some of those employees.</p>
<p>For issues that have been considered within the last four annual updates, whether there has been a change in circumstances that makes the proposed amendment appropriate or whether the amendment is needed to remedy a mistake</p>	<p>N/A</p>

Review Matrix ([return to Table of Contents](#))
Proposed 2007-08 Comprehensive Plan Amendments

**AMENDMENT C2 – REMOVE GREEN STREET DESIGNATION ON PORTION OF
NE 51ST STREET (NINTENDO)**

Brief description of the proposed amendment:

The applicant proposes to remove the Green Street designation from the north side of NE 51st Street (between SR 520 and 148th Avenue NE) in the Overlake neighborhood. The applicant's purpose for the amendment is to facilitate flexibility in designing a corporate campus/office park on the abutting 27-acre property, which is currently undeveloped and is owned by Nintendo of America. The applicant states that this change would allow development of the abutting property in a manner consistent with other corporate campuses in Redmond.

Relationship to other proposed 2007-08 amendments

	<i>Proposed Amendment</i>	<i>Impact to Subject Amendment</i>
A1	Update and Implement the Overlake Neighborhood Plan	Refinement of the neighborhood plan and implementing policies will likely impact the proposal to remove the Green Street designation since the City in considering restructuring regulations related to street setbacks in the Overlake employment area. These two amendments are being considered in light of their potential impacts on one another.
A2	Update Viewpoint Neighborhood Plan	The update to the Viewpoint Neighborhood Plan will not affect the removal of the Green Street designation from the north side of NE 51 st Street in the Overlake neighborhood.
A3	Shoreline Master Program Update	Since the relevant portion of NE 51 st Street is not near a shoreline, the proposal to remove its Green Street designation will not impact the Shoreline Master Program update.
A4	Updates to land use and transportation policies and regulations related to high capacity transit planning	It is unlikely that updates to land use and transportation policies and regulations related to high capacity transit planning will affect the removal of the Green Streets designation from the north side of NE 51 st Street in the Overlake neighborhood.
A5	Adoption of Financial Functional Plan and Other Functional Plan Updates	It is unlikely that the adoption or update of functional plans to implement the Comprehensive Plan will affect the removal of the Green Streets designation from the north side of NE 51 st Street in the Overlake neighborhood.
B1	Transportation Master Plan and Transportation Element Updates	It is unlikely that updates to the TMP or Transportation Element would impact the proposal to remove the Green Street designation from a portion of NE 51 st Street.

	<i>Proposed Amendment</i>	<i>Impact to Subject Amendment</i>
B2	Parking-related Policies & Regulations update to implement recommendations of Downtown parking management study group	It is unlikely that updates to parking-related policies and regulations in Downtown would impact the removal of the Green Street designation from a portion of NE 51 st Street.
B3	General Sewer Plan Update	The General Sewer Plan update is not expected to impact the removal of the Green Street designation from a portion of NE 51 st Street.
B4	Manufacturing and Business Park-related policies & regulations update	Updates to Manufacturing and Business Park-related policies and regulations are not expected to impact the removal of the Green Street designation from a portion of NE 51 st Street.
B5	North Redmond “Wedge” Subarea Plan	The North Redmond Wedge Subarea Plan is not expected to impact the removal of the Green Street designation from a portion of NE 51 st Street.
B6	Neighborhood Commercial Policy & Regulatory Update	Updates to policies and regulations related to the Neighborhood Commercial zone are not expected to impact the removal of the Green Street designation from a portion of NE 51 st Street.
B7	Overlake single-family residential policy and regulatory update	Updates to policies and regulations in the single-family portion of the Overlake neighborhood are not expected to impact the proposed removal of the Green Street designation for a portion of NE 51 st Street.
B8	Temporary Encampments Policy & Regulatory Update	It is unlikely that updates to policies and regulations related to temporary encampments will impact the proposal to remove the Green Street designation from a portion of NE 51 st Street.
C1	Land use and zoning change for the 127-acre Keller property	Amendments related to the 127-acre Keller property will not affect the removal of the Green Streets designation from the north side of NE 51 st Street in the Overlake neighborhood.
C2	Remove Green Street designation on portion of NE 51st Street	N/A
C3	Policy & regulatory revisions in the Overlake Design District (Group Health)	The amendment related to the Overlake Design District policies and regulations will not affect the removal of the Green Streets designation from the north side of NE 51 st Street in the Overlake neighborhood.
D1	Revise limits on restaurants in the Manufacturing Park zone (Pomegranate)	The proposal to expand allowed seating in the Manufacturing Park zone is not expected to impact the removal of the Green Street designation from a portion of NE 51 st Street.

	<i>Proposed Amendment</i>	<i>Impact to Subject Amendment</i>
D2	Land use and zoning change from a Manufacturing Park (MP) designation to a Business Park (BP) designation for the Chee property.	The amendment related to the Chee property in Southeast Redmond will not affect the removal of the Green Streets designation from the north side of NE 51 st Street in the Overlake neighborhood.
D3	Land use and zoning change from a Manufacturing Park (MP) designation to a Business Park (BP) designation for the Kent property.	The amendment related to the Kent property in Southeast Redmond will not affect the removal of the Green Streets designation from the north side of NE 51 st Street in the Overlake neighborhood.
D4	Land use and zoning change from Multi-Family Urban/R-12 to General Commercial for the Richardson property	The amendment related to the Richardson property in Grass Lawn will not affect the removal of the Green Streets designation from the north side of NE 51 st Street in the Overlake neighborhood.

Consistency with the Community Development Guide	
Amendments will be required to the maps and potentially the text of the Redmond Community Development Guide. Overall consistency with the Community Development Guide will be evaluated as part of the Planning Commission's review of this amendment.	
Consistency with the Comprehensive Plan Amendment Criteria (Policy PI-16)	
Consistency with the Growth Management Act, the Procedural Criteria, VISION 2020 or its successor, and the Countywide Planning Policies	The Planning Commission will evaluate the consistency of the removal of the Green Streets designation from the north side of NE 51 st Street in the Overlake neighborhood with the Growth Management Act, the procedural criteria and the Countywide Planning Policies as part of the review of this amendment.
Consistency with the Comprehensive Plan, including the preferred land use pattern in the Land Use Element	The Planning Commission will evaluate the consistency of the amendment with the Comprehensive Plan policies and the preferred land use pattern in the Land Use Element as part of the individual review of the removal of the Green Streets designation from the north side of NE 51 st Street in Overlake.
The capability of the land for development including the prevalence of sensitive areas	The Planning Commission will evaluate the capability of land for development, including the prevalence of sensitive areas as part of the individual review of the removal of the Green Streets designation from the north side of NE 51 st Street in the Overlake neighborhood. Although the removal of this designation will not entail development, it may facilitate development of the abutting property.
The capacity of public facilities and services, and whether public facilities and services can be provided cost-effectively at the proposed density/intensity	The amendment does not propose a change in land use intensity.

Whether the proposed land use designations or uses are compatible with nearby land use designations or uses	The Planning Commission will evaluate whether the removal of the Green Streets designation from the north side of NE 51 st Street in the Overlake neighborhood is compatible with nearby land use designations or uses as part of the individual review of this amendment.
If the amendment proposes a change in allowed uses in an area, the need for the land uses which would be allowed and whether the change would result in the loss of capacity to accommodate other needed uses, especially whether the proposed change complies with policy HO-16, the City's policy of no-net loss of housing capacity	The amendment does not propose a change in land uses and therefore will not violate the City's policy of no-net loss of housing capacity.
Potential general impacts to the natural environment, such as impact to critical areas and other natural resources	It is not likely that there will be much impact to the natural environment by removing the Green Streets designation from the north side of NE 51 st Street in the Overlake neighborhood. The property owner speculates that this proposal may allow for greater design flexibility in future developments to avoid impacts to any critical areas or other natural features.
Potential general economic impacts, such as impacts for business, residents, property owners, or City Government	The proposed amendment to remove the Green Street designation from the north side of NE 51 st Street in the Overlake neighborhood may facilitate development of a corporate campus on the abutting property. Development of the property is expected to result in increased employment opportunities and may increase the tax base for the City of Redmond.
For issues that have been considered within the last four annual updates, whether there has been a change in circumstances that makes the proposed amendment appropriate or whether the amendment is needed to remedy a mistake	N/A

Review Matrix ([return to Table of Contents](#))
Proposed 2007-08 Comprehensive Plan Amendments

AMENDMENT C3 – POLICY & REGULATORY REVISIONS IN OVERLAKE DESIGN DISTRICT (GROUP HEALTH)

Brief description of the proposed amendment:

The proposal involves a 28-acre property located on the east side of 152nd Avenue NE, north of NE 24th Street in the Overlake Neighborhood. The applicant is requesting policy and regulatory amendments for the Design District that applies to the Group Health property.

In general, the proposed policy amendment speaks to viewing redevelopment of the Group Health site as an exceptional opportunity to achieve regional, City and neighborhood goals favoring compact, mixed-use, transit-supportive development. The applicant envisions a vibrant, compact mix of residential, office, health care, retail and commercial uses with convenient opportunities to get to and from other locations, serve as a community gathering place, as well as a place to live and work, and have a sense of place. The applicant proposes to develop updates to the Design District policies and propose regulations for this site in coordination with the Overlake Neighborhood Plan update.

Relationship to other proposed 2007-08 amendments

	<i>Proposed Amendment</i>	<i>Impact to Subject Amendment</i>
A1	Update and Implement the Overlake Neighborhood Plan	The Overlake Neighborhood Plan update will be considered in coordination with changes to the Overlake Design District policies and regulations on the Group Health property, since the two are closely related. Refining the Overlake Neighborhood Plan will likely impact the type, scope, and/or design of land uses contemplated on the Group Health site.
A2	Update Viewpoint Neighborhood Plan	The update to the Viewpoint Neighborhood Plan is unlikely to affect the proposal related to the Group Health property.
A3	Shoreline Master Program Update	This amendment is unlikely to impact the Overlake Design District proposal since the site contains no shorelines of the state.
A4	Updates to land use and transportation policies and regulations related to high capacity transit planning	HCT planning is likely to affect the proposal related to the Group Health property, since the property is near a proposed light rail alignment in the Overlake neighborhood.
A5	Adoption of Financial Functional Plan and Other Functional Plan Updates	The evolution of functional plans will impact future development on the site since functional plans provide information about the future provision of public infrastructure.
B1	Transportation Master Plan and Transportation Element Updates	TMP and Transportation Element updates could impact the Group Health proposal in the areas of sidewalk standards and future transportation projects.

	<i>Proposed Amendment</i>	<i>Impact to Subject Amendment</i>
B2	Parking-related Policies & Regulations update to implement recommendations of Downtown parking management study group	Updates to parking policies and regulations in the Downtown area are unlikely to affect this proposal, but may influence Overlake-wide parking strategies in the future.
B3	General Sewer Plan Update	The General Sewer Plan Update will provide information about the level of expected sewer service in the Overlake Design District.
B4	Manufacturing and Business Park-related policies & regulations update	It is unlikely that changes to Manufacturing and Business Park-related policies and regulations will impact the Overlake Design District.
B5	North Redmond “Wedge” Subarea Plan	It is unlikely that the “Wedge” Subarea Plan would impact the Overlake Design District update.
B6	Neighborhood Commercial Policy & Regulatory Update	It is unlikely that changes to Neighborhood Commercial policies and regulations would impact the Overlake Design District update.
B7	Overlake single-family residential policy and regulatory update	Updates to policies and regulations in the single-family portion of the Overlake neighborhood may impact the proposed policy and regulatory updates to the Overlake Design District, although large parts of the Overlake employment area separate the two areas; however, because the two are somewhat close in proximity, they should be considered in view of one another.
B8	Temporary Encampments Policy & Regulatory Update	It is unlikely that updates to policies and regulations related to temporary encampments will impact policy and regulatory updates for the Overlake Design District.
C1	Land use and zoning change for the 127-acre Keller property	The amendment concerning the Keller property is unlikely to affect the proposal related to the Group Health property.
C2	Remove Green Street designation on portion of NE 51st Street	The proposal related to NE 51 st St. will not affect the proposal related to the Group Health property.
C3	Policy & regulatory revisions in the Overlake Design District (Group Health)	N/A
D1	Revise limits on restaurants in the Manufacturing Park zone (Pomegranate)	It is unlikely that changes in allowed restaurant seating in the Manufacturing Park zone will impact the Overlake Design District.

	<i>Proposed Amendment</i>	<i>Impact to Subject Amendment</i>
D2	Land use and zoning change from a Manufacturing Park (MP) designation to a Business Park (BP) designation for the Chee property.	The amendment concerning the Chee property is unlikely to affect the proposal related to the Group Health property.
D3	Land use and zoning change from a Manufacturing Park (MP) designation to a Business Park (BP) designation for the Kent property.	The amendment concerning the Kent property is unlikely to affect the proposal related to the Group Health property.
D4	Land use and zoning change from Multi-Family Urban/R-12 to General Commercial for the Richardson property	The amendment concerning the Richardson property is unlikely to affect the proposal related to the Group Health property.

Consistency with the Community Development Guide	
Overall consistency with the Community Development Guide is being evaluated as part of the Planning Commission's review of updates to the Overlake neighborhood plan.	
Consistency with the Comprehensive Plan Amendment Criteria (Policy PI-16)	
Consistency with the Growth Management Act, the Procedural Criteria, VISION 2020 or its successor, and the Countywide Planning Policies	The Planning Commission is evaluating the consistency of changes in ODD policies and regulations in connection with the Group Health property with the Growth Management Act, the procedural criteria and the Countywide Planning Policies as part of the review of this amendment.
Consistency with the Comprehensive Plan, including the preferred land use pattern in the Land Use Element	The Planning Commission is evaluating the consistency of the amendment with the Comprehensive Plan policies and the preferred land use pattern in the Land Use Element as part of the individual review of the changes in ODD policies and regulations.
The capability of the land for development including the prevalence of sensitive areas	The Planning Commission is evaluating the capability of land for development, including the prevalence of sensitive areas as part of the individual review of the changes in ODD policies and regulations.
The capacity of public facilities and services, and whether public facilities and services can be provided cost-effectively at the proposed density/intensity	The Planning Commission is evaluating the capacity and provision of public facilities and services as part of the individual review of the changes in ODD policies and regulations.

Whether the proposed land use designations or uses are compatible with nearby land use designations or uses	The Planning Commission is evaluating whether the changes in ODD policies and regulations are compatible with nearby land use designations or uses as part of the individual review of this amendment.
If the amendment proposes a change in allowed uses in an area, the need for the land uses which would be allowed and whether the change would result in the loss of capacity to accommodate other needed uses, especially whether the proposed change complies with policy HO-16, the City's policy of no-net loss of housing capacity	The Planning Commission is evaluating whether the changes in ODD policies and regulations will adversely impact land capacity needed for anticipated growth, especially housing. Currently, there is no housing on the property. The applicant proposes including residential uses on the redeveloped property.
Potential general impacts to the natural environment, such as impact to critical areas and other natural resources	The Planning Commission is evaluating the impact to the natural environment by changing the ODD policies and regulations during its review of the amendment.
Potential general economic impacts, such as impacts for business, residents, property owners, or City Government	The proposed amendment to change the ODD policies and regulations may provide additional revenue to the City through new housing construction to the extent that new housing is a feature of the site development plan. Similarly, allowing a mix of uses including office, health care, retail and commercial, may provide new business opportunities and City revenue.
For issues that have been considered within the last four annual updates, whether there has been a change in circumstances that makes the proposed amendment appropriate or whether the amendment is needed to remedy a mistake	N/A

Review Matrix ([return to Table of Contents](#))
Proposed 2007-08 Comprehensive Plan Amendments

AMENDMENT D1 – REVISE LIMITS ON RESTURANTS IN THE MANUFACTURING PARK (POMEGRANATE)

Brief description of the proposed amendment:

The proposed amendment would add a footnote to 20C.60.20-030, Permitted Land Uses in Business, Manufacturing and Industry Zones. The footnote would apply to eating and drinking establishments (sit-down/carry-out) in multi-tenant buildings in the Manufacturing Park zone. Now limited to a 50-person seating capacity, it would allow an increase to the lesser of seating for 100 people or 25% of gross floor area when the establishment is accessory to the manufacturing or assembly of food and kindred products.

Relationship to other proposed 2007-08 amendments

	<i>Proposed Amendment</i>	<i>Impact on Subject Amendment</i>
A1	Update and Implement the Overlake Neighborhood Plan	It is unlikely that the implementation and refinement of the Overlake Neighborhood Plan will affect the amendment related to revising limits on restaurant seating in the MP zone.
A2	Update Viewpoint Neighborhood Plan	It is unlikely that the update to the Viewpoint Neighborhood Plan would affect the amendment related to revising limits on restaurant seating uses in the MP zone.
A3	Shoreline Master Program Update	Although a small amount of MP-zoned land is within the shoreline jurisdiction, it is not anticipated that the SMP update will affect this amendment related to expanding allowed uses in the MP zone, precisely because so little of the MP-zoned land is within the shoreline jurisdiction.
A4	Updates to land use and transportation policies and regulations related to high capacity transit planning	It is possible that policy and regulatory changes related to HCT planning could bear upon land in the MP zoning designation in Southeast Redmond. The impact to the applicant is likely to be minimal given the applicant's location in the neighborhood relative to the proposed locations for an HCT corridor.
A5	Adoption of Financial Functional Plan and Other Functional Plan Updates	The potential adoption or update of functional plans to implement the Comprehensive Plan is unlikely to affect the amendment related to revising limits on restaurant seating in the MP zone.
B1	Transportation Master Plan and Transportation Element Updates	TMP and Transportation Element updates are unlikely to impact the proposal to expand allowed seating in the MP zone.

	<i>Proposed Amendment</i>	<i>Impact on Subject Amendment</i>
B2	Parking-related Policies & Regulations update to implement recommendations of Downtown parking management study group	It is unlikely that updates to policies and regulations related to parking in Downtown will impact the amendment revising limits on restaurant seating in the MP zone.
B3	General Sewer Plan Update	It is unlikely that the General Sewer Plan Update will impact the amendment revising limits on restaurant seating in the MP zone.
B4	Manufacturing and Business Park-related policies & regulations update	Updates to policies and regulations for MP and BP-zoned land may impact this amendment since both relate to permitted uses in MP-zoned land. The review of both amendments should be coordinated.
B5	North Redmond “Wedge” Subarea Plan	It is unlikely that the “Wedge” Subarea Plan would impact this proposal to revising limits on restaurant seating in the MP zone since none of the area is zoned MP.
B6	Neighborhood Commercial Policy & Regulatory Update	It is unlikely that changes to Neighborhood Commercial policies and regulations would impact this proposal related to revising limits on restaurant seating since the two zones would continue to serve generally their respective (and different) land uses.
B7	Overlake single-family residential policy and regulatory update	Updates to policies and regulations in the single-family portion of the Overlake neighborhood are not expected to impact the proposed revision of limits on restaurant seating in Manufacturing Park zones.
B8	Temporary Encampments Policy & Regulatory Update	It is unlikely that updates to policies and regulations related to temporary encampments will impact proposed revisions to limitations on restaurant seating in the MP zone.
C1	Land use and zoning change for the 127-acre Keller property	The proposed land use and zoning change for the Keller property is unlikely to impact the amendment revising limits on restaurant seating in the MP zone.
C2	Remove Green Street designation on portion of NE 51st Street	The removal of the Green Streets designation from the north side of NE 51 st Street in the Overlake neighborhood will not affect the amendment related to revising limits on restaurant seating in the MP zone.
C3	Policy & regulatory revisions in the Overlake Design District (Group Health)	Proposed changes to the Overlake Design District policies and regulations are unlikely to affect the amendment related to revising limits on restaurant seating in the MP zone.
D1	Revise limits on restaurants in the Manufacturing Park zone (Pomegranate)	N/A

	<i>Proposed Amendment</i>	<i>Impact on Subject Amendment</i>
D2	Land use and zoning change from a Manufacturing Park (MP) designation to a Business Park (BP) designation for the Chee property.	A cumulative relationship may exist between the land use change from MP to BP on the Chee property and the revision of limits on restaurant seating in the MP zone, since both would alter permitted uses relative to what exists today.
D3	Land use and zoning change from a Manufacturing Park (MP) designation to a Business Park (BP) designation for the Kent property.	A cumulative relationship may exist between the land use change from MP to BP on the Kent property and the revision of limits on restaurant seating in the MP zone, since both would alter permitted uses relative to what exists today.
D4	Land use and zoning change from Multi-Family Urban/R-12 to General Commercial for the Richardson property	The potential change from a Multi-Family Urban designation to a General Commercial Designation is unlikely to affect the amendment related to revising limits on restaurant seating in the MP zone.

Consistency with the Community Development Guide	
This amendment requires a change to the text of the Community Development Guide. Overall consistency with the Community Development Guide will be evaluated as part of the Planning Commission's review of updates to the neighborhood plan.	
Consistency with the Comprehensive Plan Amendment Criteria (Policy PI-16)	
Consistency with the Growth Management Act, the Procedural Criteria, VISION 2020 or its successor, and the Countywide Planning Policies	The Planning Commission will evaluate the consistency of the proposed changes to the restaurant seating in the MP zone with the Growth Management Act and the procedural criteria and the Countywide Planning Policies as part of the individual review of this amendment.
Consistency with the Comprehensive Plan, including the preferred land use pattern in the Land Use Element	The proposal would not change the preferred land use pattern in the Land Use Element.
The capability of the land for development including the prevalence of sensitive areas	The Planning Commission will evaluate the capability of land for development, including the prevalence of sensitive areas as part of the individual review of the proposed changes to this amendment.
The capacity of public facilities and services, and whether public facilities and services can be provided cost-effectively at the proposed density/intensity	The capacity of public facilities and services and whether public facilities and services can be provided cost effectively at the intensity allowed (slightly different uses allowed in building envelope) will be considered as part of the individual review of the proposed revisions to limits on restaurant seating in MP zones.

Whether the proposed land use designations or uses are compatible with nearby land use designations or uses	The applicant does not propose any change in land use designation.
If the amendment proposes a change in allowed uses in an area, the need for the land uses which would be allowed and whether the change would result in the loss of capacity to accommodate other needed uses, especially whether the proposed change complies with policy HO-16, the City's policy of no-net loss of housing capacity	The Planning Commission will evaluate the need for the revised limits (100-seat eating/drinking establishments in the MP zone) during its individual review of the proposal. The proposal will not result in a loss of housing capacity since housing is not a permitted use in the MP zone.
Potential general impacts to the natural environment, such as impact to critical areas and other natural resources	The Planning Commission will evaluate potential general impacts to the natural environment during its individual review of the proposal. The amendment would not change the allowed building intensity, only the make-up of uses inside the building envelope.
Potential general economic impacts, such as impacts for business, residents, property owners, or City Government	Potential general economic impacts resulting from this amendment may include additional service sector jobs and associated consumer spending; they may also include the loss of space for other manufacturing uses and the jobs/spending in which those uses would have resulted.
For issues that have been considered within the last four annual updates, whether there has been a change in circumstances that makes the proposed amendment appropriate or whether the amendment is needed to remedy a mistake	N/A

Review Matrix ([return to Table of Contents](#))
2007-08 Comprehensive Plan Amendment

**AMENDMENT D2 – LAND USE AND ZONING CHANGE FROM A
MANUFACTURING PARK (MP) DESIGNATION TO A BUSINESS PARK (BP)
DESIGNATION FOR THE CHEE PROPERTY**

Brief description of the proposed amendment:

The proposed amendment involves a 2.35-acre property located on the west side of East Lake Sammamish Place NE, south of NE 65th Street in the Southeast Redmond neighborhood. The applicant is requesting a land use designation change from a MP to a BP designation. He proposes to develop a mixed use building with multi-family dwellings on upper floors and business park and/or limited manufacturing uses on the ground floor. This property is adjacent to the Kent property, the subject of Amendment D3.

Relationship to other proposed 2007-08 amendments

	<i>Proposed Amendment</i>	<i>Impact to Subject Amendment</i>
A1	Update and Implement the Overlake Neighborhood Plan	The update to the Overlake Neighborhood Plan is unlikely to affect the proposal related to the Chee property.
A2	Update Viewpoint Neighborhood Plan	The update to the Viewpoint Neighborhood Plan is unlikely to affect the proposal related to the Chee property.
A3	Shoreline Master Program Update	A small portion of the Chee property appears to be within the shoreline jurisdiction. However, it is unlikely that the SMP update will impact the proposal for the Chee property given the nature of the SMP update.
A4	Updates to land use and transportation policies and regulations related to high capacity transit planning	HCT planning is unlikely to impact the Chee property given the locations of likely HCT corridors.
A5	Adoption of Financial Functional Plan and Other Functional Plan Updates	The adoption of functional plans into the Comprehensive Plan is unlikely to affect the proposal related to the Chee property.
B1	Transportation Master Plan and Transportation Element Updates	Updates to the TMP and Transportation Element are unlikely to impact the proposal for the Chee property.

	<i>Proposed Amendment</i>	<i>Impact to Subject Amendment</i>
B2	Parking-related Policies & Regulations update to implement recommendations of Downtown parking management study group	Updates to parking policies and regulations in the Downtown area are unlikely to affect the proposal on the Chee property.
B3	General Sewer Plan Update	The General Sewer Plan Update is unlikely to impact the proposal on the Chee property.
B4	Manufacturing and Business Park-related policies & regulations update	Since the Chee property is currently zoned MP, changes to allowed uses, site requirements, or other regulations governing MP-zoned land could impact it. For example, policy or regulatory changes could impact how the applicant proceeds with his amendment.
B5	North Redmond “Wedge” Subarea Plan	It is unlikely that the Wedge Subarea Plan would impact the proposal for the Chee property.
B6	Neighborhood Commercial Policy & Regulatory Update	It is unlikely that updates to Neighborhood Commercial policies and regulations would impact the proposal for the Chee property.
B7	Overlake single-family residential policy and regulatory update	Updates to policies and regulations in the single-family portion of the Overlake neighborhood are not expected to impact the proposed land use and zoning change on the Chee property.
B8	Temporary Encampments Policy & Regulatory Update	It is unlikely that updates to policies and regulations related to temporary encampments will impact the proposed land-use and zoning change on the Chee property.
C1	Land use and zoning change for the 127-acre Keller property	It is unlikely that the amendment related to the Keller property would impact the amendment on the Chee property.
C2	Remove Green Street designation on portion of NE 51st Street	The proposal related to NE 51 st St. is unlikely to affect the proposal related to the Chee property.
C3	Policy & regulatory revisions in the Overlake Design District (Group Health)	The proposal related to the Overlake Design District policies and regulations is unlikely to affect the proposal related to the Chee property.
D1	Revise limits on restaurants in the Manufacturing Park zone (Pomegranate)	It is unlikely that changes in allowed restaurant seating in the Manufacturing Park zone will impact the proposal for the Chee property given that the property does not currently house a food manufacturing or assembly business.
D2	Land use and zoning change from a Manufacturing Park (MP) designation to a Business Park	N/A

	<i>Proposed Amendment</i>	<i>Impact to Subject Amendment</i>
	(BP) designation for the Chee property.	
D3	Land use and zoning change from a Manufacturing Park (MP) designation to a Business Park (BP) designation for the Kent property.	The proposal for the Kent property is directly related to the Chee proposal. The applicants own adjacent property and are requesting the same land-use change. The two proposals should be considered together.
D4	Land use and zoning change from Multi-Family Urban/R-12 to General Commercial for the Richardson property	The potential change from a Multi-Family Urban designation to a General Commercial Designation is unlikely to affect the Chee property proposal.

Consistency with the Community Development Guide	
The proposal would require map amendments to the Redmond Community Development Guide. Overall consistency with the Community Development Guide will be evaluated as part of the Planning Commission's individual review of this proposal.	
Consistency with the Comprehensive Plan Amendment Criteria (Policy PI-16)	
Consistency with the Growth Management Act, the Procedural Criteria, VISION 2020 or its successor, and the Countywide Planning Policies	The Planning Commission will evaluate the consistency of the change from MP designation to BP designation on the Chee property with the Growth Management Act, the procedural criteria and the Countywide Planning Policies as part of the review of this amendment.
Consistency with the Comprehensive Plan, including the preferred land use pattern in the Land Use Element	The Planning Commission will evaluate the consistency of the amendment with the Comprehensive Plan policies and the preferred land use pattern in the Land Use Element as part of the individual review of the change from MP designation to BP designation on the Chee property.
The capability of the land for development including the prevalence of sensitive areas	The Planning Commission will evaluate the capability of land for development, including the prevalence of sensitive areas as part of the individual review of the change from MP designation to BP designation on the Chee property.
The capacity of public facilities and services, and whether public facilities and services can be provided cost-effectively at the proposed density/intensity	The Planning Commission will evaluate the capacity and provision of public facilities and services as part of the individual review of the change from MP designation to BP designation on the Chee property.

Whether the proposed land use designations or uses are compatible with nearby land use designations or uses	The Planning Commission will evaluate whether the change from MP designation to BP designation on the Chee property is compatible with nearby land use designations or uses as part of the individual review of this amendment.
If the amendment proposes a change in allowed uses in an area, the need for the land uses which would be allowed and whether the change would result in the loss of capacity to accommodate other needed uses, especially whether the proposed change complies with policy HO-16, the City's policy of no-net loss of housing capacity	The Planning Commission will evaluate whether the change from MP designation to BP designation on the Chee property will adversely impact land capacity needed for anticipated growth, especially housing. Note that the proposal specifically seeks to add housing capacity as part of a mixed-use development.
Potential general impacts to the natural environment, such as impact to critical areas and other natural resources	The Planning Commission will evaluate the impact to the natural environment by changing from MP designation to BP designation on the Chee property during its review of the amendment.
Potential general economic impacts, such as impacts for business, residents, property owners, or City Government	The proposed amendment to change from MP designation to BP designation on the Chee property may provide additional employment within the City, and also additional tax revenue, by increasing the likelihood that the property owner will develop the property. It would also limit economic opportunities associated with manufacturing park uses.
For issues that have been considered within the last four annual updates, whether there has been a change in circumstances that makes the proposed amendment appropriate or whether the amendment is needed to remedy a mistake	A similar, but not identical, amendment was considered as part of the 2006-07 Comprehensive Plan amendment package. This proposal differs both in content and scope.

Review Matrix ([return to Table of Contents](#))
2007-08 Comprehensive Plan Amendment

**AMENDMENT D3 – LAND USE AND ZONING CHANGE FROM A
MANUFACTURING PARK (MP) DESIGNATION TO A BUSINESS PARK (BP)
DESIGNATION FOR THE KENT PROPERTY**

Brief description of the proposed amendment:

The proposed amendment involves a 0.76-acre property located on the west side of East Lake Sammamish Place NE, south of NE 65th Street in the Southeast Redmond neighborhood. The applicant is requesting a land use designation change from a MP to a BP designation. He proposes to develop a mixed use building with multi-family dwellings on upper floors and business park and/or limited manufacturing uses on the ground floor. This property is adjacent to the Chee property, the subject of Amendment D2.

Relationship to other proposed 2007-08 amendments

	<i>Proposed Amendment</i>	<i>Impact to Subject Amendment</i>
A1	Update and Implement the Overlake Neighborhood Plan	The update to the Overlake Neighborhood Plan is unlikely to affect the proposal related to the Kent property.
A2	Update Viewpoint Neighborhood Plan	The update to the Viewpoint Neighborhood Plan is unlikely to affect the proposal related to the Kent property.
A3	Shoreline Master Program Update	Approximately one-third of the Kent property appears to be within the shoreline jurisdiction, and so updates to the Shoreline Master Program could impact this amendment. However, any impact is likely to be minimal given the expected nature of the SMP update.
A4	Updates to land use and transportation policies and regulations related to high capacity transit planning	HCT planning is unlikely to impact the proposal for the Kent property given the locations of likely HCT corridors.
A5	Adoption of Financial Functional Plan and Other Functional Plan Updates	The adoption of functional plans into the Comprehensive Plan is unlikely to affect the proposal related to the Kent property.
B1	Transportation Master Plan and Transportation Element Updates	Updates to the TMP and Transportation Element are unlikely to impact the proposal for the Kent property.

	<i>Proposed Amendment</i>	<i>Impact to Subject Amendment</i>
B2	Parking-related Policies & Regulations update to implement recommendations of Downtown parking management study group	Updates to parking policies and regulations in the Downtown area are unlikely to affect the proposal on the Kent property.
B3	General Sewer Plan Update	The General Sewer Plan Update is unlikely to impact the proposal on the Kent property.
B4	Manufacturing and Business Park-related policies & regulations update	Since the Kent property is currently zoned MP, changes to allowed uses, site requirements, or other regulations governing MP-zoned land could impact it. For example, policy or regulatory changes could impact how the applicant proceeds with his amendment.
B5	North Redmond “Wedge” Subarea Plan	It is unlikely that the Wedge Subarea Plan would impact the proposal for the Kent property.
B6	Neighborhood Commercial Policy & Regulatory Update	It is unlikely that updates to Neighborhood Commercial policies and regulations would impact the proposal for the Kent property.
B7	Overlake single-family residential policy and regulatory update	Updates to policies and regulations in the single-family portion of the Overlake neighborhood are not expected to impact the proposed land use and zoning change on the Kent property.
B8	Temporary Encampments Policy & Regulatory Update	It is unlikely that updates to policies and regulations related to temporary encampments will impact the proposed land-use and zoning change on the Kent property.
C1	Land use and zoning change for the 127-acre Keller property	It is unlikely that the amendment related to the Keller property would impact the amendment on the Kent property.
C2	Remove Green Street designation on portion of NE 51st Street	The proposal related to NE 51 st St. is unlikely to affect the proposal related to the Kent property.
C3	Policy & regulatory revisions in the Overlake Design District (Group Health)	The proposal related to the Overlake Design District policies and regulations is unlikely to affect the proposal related to the Kent property.
D1	Revise limits on restaurants in the Manufacturing Park zone (Pomegranate)	It is unlikely that changes in allowed restaurant seating in the Manufacturing Park zone will impact the proposal for the Kent property given that the property does not currently house a food manufacturing or assembly business.
D2	Land use and zoning change from a Manufacturing Park (MP) designation to a Business Park	The proposal for the Chee property is directly related to the Kent proposal. The applicants own adjacent property and are requesting the same land-use change. The two proposals should be considered together.

	<i>Proposed Amendment</i>	<i>Impact to Subject Amendment</i>
	(BP) designation for the Chee property.	
D3	Land use and zoning change from a Manufacturing Park (MP) designation to a Business Park (BP) designation for the Kent property.	N/A
D4	Land use and zoning change from Multi-Family Urban/R-12 to General Commercial for the Richardson property	The potential change from a Multi-Family Urban designation to a General Commercial Designation is unlikely to affect the Kent property proposal.

Consistency with the Community Development Guide	
The proposal would require map amendments to the Redmond Community Development Guide. Overall consistency with the Community Development Guide will be evaluated as part of the Planning Commission's individual review of this proposal.	
Consistency with the Comprehensive Plan Amendment Criteria (Policy PI-16)	
Consistency with the Growth Management Act, the Procedural Criteria, VISION 2020 or its successor, and the Countywide Planning Policies	The Planning Commission will evaluate the consistency of the change from MP designation to BP designation on the Kent property with the Growth Management Act, the procedural criteria and the Countywide Planning Policies as part of the review of this amendment.
Consistency with the Comprehensive Plan, including the preferred land use pattern in the Land Use Element	The Planning Commission will evaluate the consistency of the amendment with the Comprehensive Plan policies and the preferred land use pattern in the Land Use Element as part of the individual review of the change from MP designation to BP designation on the Kent property.
The capability of the land for development including the prevalence of sensitive areas	The Planning Commission will evaluate the capability of land for development, including the prevalence of sensitive areas as part of the individual review of the change from MP designation to BP designation on the Kent property.
The capacity of public facilities and services, and whether public facilities and services can be provided cost-effectively at the proposed density/intensity	The Planning Commission will evaluate the capacity and provision of public facilities and services as part of the individual review of the change from MP designation to BP designation on the Kent property.

Whether the proposed land use designations or uses are compatible with nearby land use designations or uses	The Planning Commission will evaluate whether the change from MP designation to BP designation on the Kent property is compatible with nearby land use designations or uses as part of the individual review of this amendment.
If the amendment proposes a change in allowed uses in an area, the need for the land uses which would be allowed and whether the change would result in the loss of capacity to accommodate other needed uses, especially whether the proposed change complies with policy HO-16, the City's policy of no-net loss of housing capacity	The Planning Commission will evaluate whether the change from MP designation to BP designation on the Kent property will adversely impact land capacity needed for anticipated growth, especially housing. Note that the proposal specifically seeks to add housing capacity as part of a mixed-use development.
Potential general impacts to the natural environment, such as impact to critical areas and other natural resources	The Planning Commission will evaluate the impact to the natural environment by changing from MP designation to BP designation on the Kent property during its review of the amendment.
Potential general economic impacts, such as impacts for business, residents, property owners, or City Government	The proposed amendment to change from MP designation to BP designation on the Kent property may provide additional employment within the City, and also additional tax revenue, by increasing the likelihood that the property owner will develop the property. It would also limit economic opportunities associated with manufacturing park uses.
For issues that have been considered within the last four annual updates, whether there has been a change in circumstances that makes the proposed amendment appropriate or whether the amendment is needed to remedy a mistake	N/A

Review Matrix ([return to Table of Contents](#))
2007-08 Comprehensive Plan Amendment

AMENDMENT D4 – LAND USE AND ZONING CHANGE FROM A MULTI-FAMILY URBAN DESIGNATION (R-12 ZONING) TO A GENERAL COMMERCIAL (GC) DESIGNATION FOR THE RICHARDSON PROPERTY

Brief description of the proposed amendment:

The proposed amendment involves a 0.66-acre property located between Old Redmond Road and W. Lake Sammamish Parkway NE in the Grass Lawn neighborhood. The applicant is requesting a land use designation change from a Multi-Family Urban (R-12 zoning) to General Commercial with the GC zoning designation. She proposes to develop a mixed use building with townhomes on the upper floors and general commercial uses on the ground level.

Relationship to other proposed 2007-08 amendments

	<i>Proposed Amendment</i>	<i>Impact to Subject Amendment</i>
A1	Update and Implement the Overlake Neighborhood Plan	The update to the Overlake Neighborhood Plan is unlikely to affect the proposal related to the Richardson property.
A2	Update Viewpoint Neighborhood Plan	The update to the Viewpoint Neighborhood Plan is unlikely to affect the proposal related to the Richardson property.
A3	Shoreline Master Program Update	None of the Richardson property is within the shoreline jurisdiction, and so updates to the Shoreline Master Program will not impact this amendment.
A4	Updates to land use and transportation policies and regulations related to high capacity transit planning	HCT planning is unlikely to impact the proposal for the Richardson property.
A5	Adoption of Financial Functional Plan and Other Functional Plan Updates	The adoption of functional plans into the Comprehensive Plan is unlikely to affect the proposal related to the Richardson property.
B1	Transportation Master Plan and Transportation Element Updates	TMP and Transportation Element updates are unlikely to impact the proposal for the Richardson property.
B2	Parking-related Policies & Regulations update to implement recommendations of Downtown parking management study group	Updates to parking policies and regulations in the Downtown area are unlikely to affect the proposal on the Richardson property.

	<i>Proposed Amendment</i>	<i>Impact to Subject Amendment</i>
B3	General Sewer Plan Update	The General Sewer Plan Update is unlikely to impact the proposal on the Richardson property.
B4	Manufacturing and Business Park-related policies & regulations update	Changes to Manufacturing and Business Park-related policies and regulations are unlikely to impact the Richardson property proposal since it is not zoned MP or BP or near land zoned as such.
B5	North Redmond “Wedge” Subarea Plan	It is unlikely that the Wedge Subarea Plan would impact the proposal for the Richardson property since the two are far apart and topically distinct.
B6	Neighborhood Commercial Policy & Regulatory Update	It is possible that updates to Neighborhood Commercial policies and regulations would impact the proposal for the Richardson property since both relate to commercial uses.
B7	Overlake single-family residential policy and regulatory update	Updates to policies and regulations in the single-family portion of the Overlake neighborhood are not expected to impact the proposed land use and zoning change on the Richardson property.
B8	Temporary Encampments Policy & Regulatory Update	It is unlikely that updates to policies and regulations related to temporary encampments will impact the proposed land-use and zoning change on the Richardson property.
C1	Land use and zoning change for the 127-acre Keller property	It is unlikely that the amendment related to the Keller property would impact the amendment on the Richardson property.
C2	Remove Green Street designation on portion of NE 51st Street	The proposal related to NE 51 st St. is unlikely to affect the proposal related to the Richardson property.
C3	Policy & regulatory revisions in the Overlake Design District (Group Health)	The proposal related to the Overlake Design District policies and regulations is unlikely to affect the proposal related to the Richardson property.
D1	Revise limits on restaurants in the Manufacturing Park zone (Pomegranate)	It is unlikely that changes in allowed restaurant seating in the Manufacturing Park zone will impact the proposal for the Richardson property given that the property is not within or near an MP zone.
D2	Land use and zoning change from a Manufacturing Park (MP) designation to a Business Park (BP) designation for the Chee property.	The proposal for the Chee property is unlikely to impact the Richardson property proposal.

	<i>Proposed Amendment</i>	<i>Impact to Subject Amendment</i>
D3	Land use and zoning change from a Manufacturing Park (MP) designation to a Business Park (BP) designation for the Kent property.	The proposal for the Kent property is unlikely to impact the Richardson property proposal.
D4	Land use and zoning change from Multi-Family Urban/R-12 to General Commercial for the Richardson property	N/A

Consistency with the Community Development Guide	
The proposal would require map amendments to the Redmond Community Development Guide. Overall consistency with the Community Development Guide will be evaluated as part of the Planning Commission's individual review of this proposal.	
Consistency with the Comprehensive Plan Amendment Criteria (Policy PI-16)	
Consistency with the Growth Management Act, the Procedural Criteria, VISION 2020 or its successor, and the Countywide Planning Policies	The Planning Commission will evaluate the consistency of the change from a Multi-Family Urban designation to a GC designation on the Richardson property with the Growth Management Act, the procedural criteria and the Countywide Planning Policies as part of the review of this amendment.
Consistency with the Comprehensive Plan, including the preferred land use pattern in the Land Use Element	The Planning Commission will evaluate the consistency of the amendment with the Comprehensive Plan policies and the preferred land use pattern in the Land Use Element as part of the individual review of the change from Multi-Family Urban to GC designation on the Richardson property.
The capability of the land for development including the prevalence of sensitive areas	The Planning Commission will evaluate the capability of land for development, including the prevalence of sensitive areas as part of the individual review of the change from Multi-Family Urban to GC designation on the Richardson property.
The capacity of public facilities and services, and whether public facilities and services can be provided cost-effectively at the proposed density/intensity	The Planning Commission will evaluate the capacity and provision of public facilities and services as part of the individual review of the change from Multi-Family Urban to GC designation on the Richardson property.
Whether the proposed land use designations or uses are compatible with nearby land use designations or uses	The Planning Commission will evaluate whether the change from Multi-Family Urban to GC designation on the Richardson property is compatible with nearby land use designations or uses as part of the individual review of this amendment.

If the amendment proposes a change in allowed uses in an area, the need for the land uses which would be allowed and whether the change would result in the loss of capacity to accommodate other needed uses, especially whether the proposed change complies with policy HO-16, the City's policy of no-net loss of housing capacity	The Planning Commission will evaluate whether the change from Multi-Family Urban to GC designation on the Richardson property will adversely impact land capacity needed for anticipated growth, especially housing.
Potential general impacts to the natural environment, such as impact to critical areas and other natural resources	The Planning Commission will evaluate the impact to the natural environment by changing from Multi-Family Urban to GC designation on the Richardson property during its review of the amendment.
Potential general economic impacts, such as impacts for business, residents, property owners, or City Government	The proposed amendment to change from Multi-Family Urban to General Commercial on the Richardson property may provide additional employment within the City, and also additional tax revenue, by increasing the range of uses allowed on the property.
For issues that have been considered within the last four annual updates, whether there has been a change in circumstances that makes the proposed amendment appropriate or whether the amendment is needed to remedy a mistake	N/A

ATTACHMENT C: Summary of Relationships among Proposed 2007-08 Comprehensive Plan Amendments

AMEND- MENT	A1	A2	A3	A4	A5	B1	B2	B3	B4	B5	B6	B7	B8	C1	C2	C3	D1	D2	D3
D4	--	--	--	--	Changes result- ing in more/less infrastructure need could im- pact FFP	--	--	--	--	--	Issue overlap: rezone to GC & update of NC poli- cies, regulations	--	--	--	--	--	--	--	--
D3	--	--	Prox- imity- based rela- tionship may exist.	--	Changes result- ing in more/less infrastructure need could im- pact FFP	--	--	--	Issue overlap: MP allowed uses, zone change	--	--	--	--	--	--	--	Issue over- lap: MP allowed uses, rezone from MP	Same issue, adja- cent property; clear interrelationship	
D2	--	--	--	--	Changes result- ing in more/less infrastructure need could im- pact FFP	--	--	--	Issue overlap: MP allowed uses, zone change	--	--	--	--	--	--	--	Issue over- lap: MP allowed uses, rezone from MP		
D1	--	--	--	--	--	--	--	--	Issue overlap: MP allowed uses	--	--	--	--	--	--	--			
C3	ODD within scope of OV Plan update	VP/ODD proximity- based relation- ship	--	ODD/HCT issues- and proximity- based rela- tionships	Changes result- ing in more/less infrastructure need likely to impact FFP	ODD update could impact anticipated transportation needs	--	Changes re- sulting in more/less sewer need could impact Sewer Plan	--	--	--	OV single- family/ODD proximity-based relationship	--	--	--				
C2	Green Street designation within scope of OV Plan update	--	--	--	--	--	--	--	--	--	--	OV single- family/NE 51 st proximity-based relationship	--	--					
C1	--	--	--	--	Changes result- ing in more/less infrastructure need could im- pact FFP	--	--	--	--	--	--	--	--						
B8	--	--	--	--	--	--	--	--	Issue overlap: zone-wide al- lowed uses		Issue overlap: zone-wide allowed uses	--							
B7	Intra-OV-based proximity	VP/OV prox- imity, issue overlap; paral- lel public processes	--	--	Changes result- ing in more/less infrastructure need could im- pact FFP	OV single- family update could impact anticipated transportation needs	--	Changes re- sulting in more/less sewer need could impact Sewer Plan	--	--	OV single-family areas could show interest in NC update								

Abbreviaions:

FFP: Financial Functional Plan
HCT: High Capacity Transit
MP: Manufacturing Park
NC: Neighborhood Commercial
ODD: Overlake Design District

OV: Overlake
SMP: Shoreline Master Program
TMP: Transportation Master Plan
VP: Viewpoint

AMEND- MENT	A1	A2	A3	A4	A5	B1	B2	B3	B4	B5
B6	--	Potential issue overlap; VP may consider NC areas	--	--	--	--	--	--	--	--
B5	--	--	--	--	Changes resulting in more/less public infrastructure need could impact FFP	Wedge Plan may impact anticipated transportation needs	--	Changes resulting in more/less sewer need could impact Sewer Plan	--	
B4	--	--	--	MP/HCT proximity-based relationship	Changes resulting in more/less public infrastructure need could impact FFP	--	--	Changes resulting in more/less sewer need could impact Sewer Plan		
B3	OV Plan could impact sewer infrastructure needs	VP Plan could impact sewer infrastructure needs	--	--	Sewer Plan update could impact FFP	--	--			
B2	--	--	--	Parking/HCT issues and proximity overlap	Parking-related changes could result in FFP changes	Parking-related updates could impact transportation needs				
B1	OV Plan could impact transportation infrastructure needs	VP Plan could impact transportation infrastructure needs	--	--	TMP changes could result in FFP changes					
A5	OV Plan could impact public infrastructure needs	VP Plan could impact public infrastructure needs	--	--						
A4	Proximity and overlapping HCT issues	--	--							
A3	--	VP contains long shoreline; potential SMP impacts								
A2	Relationship based on OV/VP proximity and shared issues									

Abbreviations:
FFP: Financial Functional Plan
HCT: High Capacity Transit
MP: Manufacturing Park
NC: Neighborhood Commercial
ODD: Overlake Design District
OV: Overlake
SMP: Shoreline Master Program
TMP: Transportation Master Plan
VP: Viewpoint

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